Document #5587

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ADOPTED

MEMORANDUM July 14, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: LINDA MONGELLI HAAR, ASSISTANT DIRECTOR,
NEIGHBORHOOD PLANNING AND ZONING
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR,
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: PETITION THE ZONING COMMISSION TO ADOPT TEXT AND MAP AMENDMENTS TO ESTABLISH THE JAMAICA PLAIN NEIGHBORHOOD DISTRICT

SUMMARY: Pursuant to Article 27J, The Jamaica Interim Planning Overlay District, permanent zoning proposals for the Jamaica Plain Neighborhood District were presented for public hearing and adoption at the BRA Board meeting of June 24, 1993. The overall goals of the Jamaica Plain Interim Planning Overlay District include: maintaining the stock of affordable housing and providing for affordable and market rate housing for families and individuals; promoting a viable neighborhood economy and providing for job opportunities; protecting the natural environment; improving the quality of life; and preserving, enhancing and creating new open space. Strong support from the community was expressed with one exception from the Hyde Square Business Association. The Board authorized the Director to petition the Zoning Commission, provided that staff meets with the Business Association to resolve issues, and reports back to the Board prior to holding the Zoning Commission hearing.

On June 24, 1993 the BRA Board held a public hearing to consider a petition to the Zoning Commission to adopt the Jamaica Plain Neighborhood District Zoning. Strong support was expressed by the public. There was, however, an issue raised by the Hyde Square Business Association. The Association felt that the geographic area of the neighborhood business district zoning along Centre Street should be expanded to provide for more opportunities for business expansion. They also felt that there were several use items that should be allowed in these districts that are proposed as conditional or forbidden. Staff has met three times with members of the Association to address their concerns. After reviewing outstanding issues, staff recommends that the zoning designation of five parcels be changed along Centre Street. Staff also

proposes changing the designation of approximately twelve use items in response to concerns of the Association. Staff will recommend these changes to the Zoning Commission at its hearing of August 18, 1993 when the Jamaica Plain Neighborhood District is considered for adoption.

Overview

The Jamaica Plain Neighborhood planning process officially began in November, 1987, when the Flynn Administration recognized the Zoning Committee of the Jamaica Plain Neighborhood Council. This 25 member group includes residents and members of active community organizations. Their purpose is to advise the City on policy and development proposals affecting the Jamaica Plain community.

Since then, there have been more than 300 IPOD related community meetings in which approximately 700 individuals, representing neighborhood and civic associations, business and trade groups, and residents participated.

Public meetings were conducted periodically in each of the ten (10) Jamaica Plain Subdistricts in order to offer interested individuals an opportunity to review the Proposed Zoning and Map Amendment at a convenient location in their neighborhood. Additionally, Jamaica Plain Zoning Committee meetings were conducted weekly in order to refine land use policy recommendations as well as to review variance applications to the Zoning Board of Appeal.

Since the Jamaica Plain Interim Planning Overlay District (IPOD) was created, a comprehensive planning analysis has been developed for each of the subdistricts. The Jamaica Plain IPOD defined goals for the Jamaica Plain neighborhood and established temporary zoning to protect the community from inappropriate uses, permitted by the underlying zoning, while new permanent zoning was being established.

I. Comprehensive Planning Goals And Zoning Summary

The Jamaica Plain Neighborhood District Zoning plan implements community goals to facilitate the development of a vibrant community in which to live, work and enjoy open space and recreational amenities. The plan envisions Jamaica Plain as a town within the City, including an attractive residential community with outstanding parks and other open space attractions supported by commercial development, industrial districts, institutional zones, and an integrated transportation and traffic system. Nine specific goals have been developed to guide the development of the Zoning Plan:

1. Direct economic growth to appropriate sites
2. Preserve and protect the quality of life
3. Protect residential character
4. Provide affordable housing

5. Provide for additional family housing
6. Enhance commercial centers
7. Preserve, enhance and create open space
8. Preserve architecturally and historically significant buildings
9. Manage institutional expansion

A. Residential Subdistricts

To protect the existing character of Jamaica Plain's neighborhoods, four (4) new residential subdistricts are proposed. These subdistricts recognize the differences in density and development character that exist in various areas of Jamaica Plain and are distinguished by the maximum number of dwelling units allowed as-of-right, the minimum lot size and other dimensional requirements.

Single Family Residential Subdistrict (1F): The single family residential subdistrict is designed to preserve the character of single family neighborhoods through dimensional and use restrictions. Minor changes to existing structures that do not negatively impact upon the character of the neighborhood are allowed as-of-right.

Two Family Residential Subdistricts (2F): The two family residential subdistrict recognizes neighborhoods in Jamaica Plain that have a more eclectic character than the single family subdistrict. These subdistricts allow for a mix of housing types including, one and two family housing. Where appropriate, a third unit is conditional on some lots greater than 12,000 square feet. Minor changes to existing structures that do not negatively impact upon the character of the neighborhood are allowed as-of-right.

Three Family Residential Subdistricts (3F): The three family residential subdistrict has been developed to preserve, maintain and promote the existing neighborhood fabric where three family housing is the predominant type. The 3F district promotes a diversity of low to medium density housing types, regulates appropriate infill housing design, and allows as-of-right minor additions, enclosures and conversions that are compatible with the existing structures.

Multifamily Residential Subdistricts (MFR): A variety of housing types are allowed in the MFR areas including one, two, three family, row house or town house or apartment buildings. The MFR subdistricts are generally located where they form a medium density spine connecting neighborhood shopping areas, and along major boulevards including Morton Street, Centre Street, Seaver Street, Jamaicaway, and Hyde Park Avenue.

B. Conservation Protection Subdistrict (CP)

This subdistrict will promote the most desirable use of land and siting of development on privately owned Urban Wilds sites which include special natural or scenic features.

Site Plan Review is required to protect and enhance the natural and scenic resources of Jamaica Plain.

Site plan review is required for any project that adds more than 5,000 square feet of gross floor area or impervious surface or that involves the addition, removal or relocation of more than 100 cubic yards of earth.

The ten Conservation Area Subdistricts in Jamaica Plain are:

1. Adam's Nervine Asylum
2. Bussey Brook
3. Chapman-Runyon
4. Daughters of St. Paul
5. Hellenic Hill
6. Lawrence Farm
7. Monastery of St. Clare
8. Nazareth/Showa
9. Our Lady of the Cedars of Lebanon
10. Parkside

C. Open Space Subdistrict (OS)

The open space system of Jamaica Plain is renowned as one of the most treasured natural resources in this City. Establishing open space subdistricts will preserve and enhance the quality of life for residents of Jamaica Plain and the City by protecting its open space resources.

Thirty three sites have been identified as significantly contributing to the natural amenities of Jamaica Plain. They have been designated for specific open space uses, such as parks, cemeteries, recreational areas, urban wilds and air rights. These sites are as follows:

Southwest Corridor Air Right
Forest Hills Cemetery
Hyde Park Avenue Cemetery
St. Michael's Cemetery
Arborway
Arnold Arboretum
Heath Square
Hyde Square
Jamaica Way
Jamaica Pond
Morton/Lennoco
Oakview Terrace
Soldiers Monument
Beecher St. Play Area
Brewer/Burroughs Tot Lot
English High School Fields
Flaherty Playground
Hernandez School Playground
Jefferson Playground
Johnson Playground
Mozart St. Playground
Murphy Playground
Olmsted Park
Pagel Playground
Parkman Playground
Paul Gore St. Playground

MBTA Yard Buffer
Bussey Brook
Nira Rock
Rossmore/Stedman Park
South St. Mall
Southwest Corridor Park
Williams St. Stables

D. Neighborhood Business Subdistricts

There are two types of Neighborhood Business Subdistricts, located in ten (10) discrete areas, the purposes of which are to foster a wide range of opportunities for enhancing and expanding neighborhood business and the local economy.

1. Local Convenience Subdistrict (LC)

Centre Street
Hyde Park Avenue
Morton Street
Green Street
Hyde Square
South Street

2. Neighborhood Shopping Subdistrict (NS)

Centre Street
Hyde Park Avenue
Egleston Square
Hyde Square

E. Local Industrial Subdistricts(LI)

This subdistrict is intended to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of surrounding neighborhoods. Planned Development Areas (PDA's) are not allowed. Appropriate screening, buffering and performance standards are required to protect adjacent residential areas and the health of all residents and workers.

The following Local Industrial Subdistricts are established:

1. Amory Street
2. Germania Street
3. Lanesville Terrace
4. Marbury Terrace
5. Stonley Road
6. Washington Street

F. Industrial Development Areas (IDA)

Two IDA's have been designated within Jamaica Plain and their purposes are to encourage the expansion of the existing manufacturing and industrial base in a manner which is sensitive to the surrounding neighborhoods and to expand and provide new job opportunities within Jamaica Plain. Appropriate screening, buffering

and performance standards are required to protect adjacent residential areas and the health of all residents and workers.

PDA's are allowed within an IDA.

The following Industrial Development Areas are established:

1. Jackson Square
2. Arborway

G. Institutional Subdistricts (I)

There are three Institutional Subdistricts within Jamaica Plain. The purposes of the Institutional Subdistricts are to provide regulations that allow small scale institutional projects to proceed as-of-right, while requiring review of larger institutional projects (over 50,000 square feet) to ensure that such projects proceed in a manner that is sensitive to and preserves the quality of life of the surrounding residential neighborhoods.

The following Institutional Subdistricts are established:

1. Faulkner Hospital
2. Veteran's Administration Hospital
3. Angell Memorial Hospital

II. Overlay Districts

There are three overlay districts established within Jamaica Plain, the purposes of which are generally to provide an additional level of review and planning. These overlay districts are:

Greenbelt Protection Overlay District (GPOD): The Greenbelt Protection Overlay District is intended to protect the natural features along the community's major Greenbelt roadways. GPOD provisions require a conditional use permit and site plan review for projects within a certain distance of the center line of designated roadways. Twelve roadways are designated as GPODs in Jamaica Plain, including segments of Allandale Street, Arborway, Centre Street, Forest Hills Street, the Jamaicaway, Morton Street, Perkins Street, Prince Street, and Sigourney Street.

Neighborhood Design Overlay District (NDOD): Neighborhood Design Overlay Districts are established in areas that have significant concentrations of architecturally notable buildings. Design review is required in order to ensure that the architectural and historical character of the Overlay District is not compromised by development.

Planned Development Areas (PDA): PDAs are permitted in the less intensively developed areas, where a proposed project is beneficial to the neighborhood, but cannot be accommodated by the underlying zoning. Approval of the PDA designation and PDA Plan requires a public hearing.

III. Design and Related Matters

A large number of zoning provisions address project design and related matters, such as landscaping and signage. These regulations apply according to the size of the project and the type of subdistrict in which it is located.

Development Review: Large projects (over 50,000 square feet) in all subdistricts require a public review process, including a public hearing to address development review by the BRA and project impacts. Smaller projects (20,000 - 50,000 square feet) require BRA design review not involving a public hearing.

Other Regulations: Specific design requirements, screening and buffering, billboards and signage regulations establish dimensional and design standards without project review.

IV. Related Amendments to Neighborhood District Definitions

In conjunction with the proposed Jamaica Plain Neighborhood District zoning, amendments to Article 2A (Neighborhood District Definitions) are proposed for the definitions of "Accessory Professional Office" and "Agency or Professional Office." An amendment to "Accessory Professional Office" (defined as the office of a professional person who resides in the same building) would limit the number of nonresident assistants to one. Currently, the limit is one in single-family residential districts, two in two-family and three-family districts, and three in multifamily districts. The amendment is proposed to make this use more appropriate to the scale of an accessory office in a residential building. In the definitions of both "Accessory Professional Office" and "Agency or Professional Office," the proposed amendment would also make clear that the term "professional person" includes persons conducting professional activities that do not require a professional license (such as writers, computer and technical consultants, and the like).

Conclusion

At the hearing of June 24, 1993, the BRA staff recommended that the Director be authorized to petition the Zoning Committee to adopt the proposed text and map amendments to the Boston Zoning Code establishing the Jamaica Plain Neighborhood District and the accompanying amendments to Article 2A (Neighborhood District Definitions). The Board authorized the Director to petition the Zoning Commission, provided that the Zoning Commission hearing was not held until after the July BRA Board meeting. At the BRA hearing of June 24, 1993 strong, extensive support for

the proposed new Jamaica Plain Neighborhood District was expressed by the public. The Hyde Square Business Association, however, raised issues concerning the geographic extent of the neighborhood business zoning along Centre Street and some of the use item designations in the neighborhood business subdistricts. Staff has met with the Hyde Square Business Association three times and spoken with their representative several times since June 24, 1993. After analyzing the concerns raised, staff recommends that the zoning designation for five parcels along Centre Street and eight use item designations be changed. These changes will be submitted to the Zoning Commission.

An appropriate vote follows:

VOTED: The Boston Redevelopment Authority reaffirms its vote of June 24, 1993 that: the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to adopt text and map amendments for proposed final zoning of the Jamaica Plain Neighborhood District, and accompanying text amendments to Article 2A (Neighborhood District Definitions), in substantial accord with zoning text and map amendments submitted at its hearing of June 24, 1993; and authorizes staff to recommend to the Zoning Commission the parcel designation and use item changes staff proposed to the Board in response to the issues raised b the Hyde Square Business Association.

ADDENDUM TO JAMAICA PLAIN ZONING AMENDMENT

Recommendations to the Zoning Commission that eight use items be changed to better reflect the character of the Hyde Square commercial district, without compromising the residential housing stock in Hyde Square.

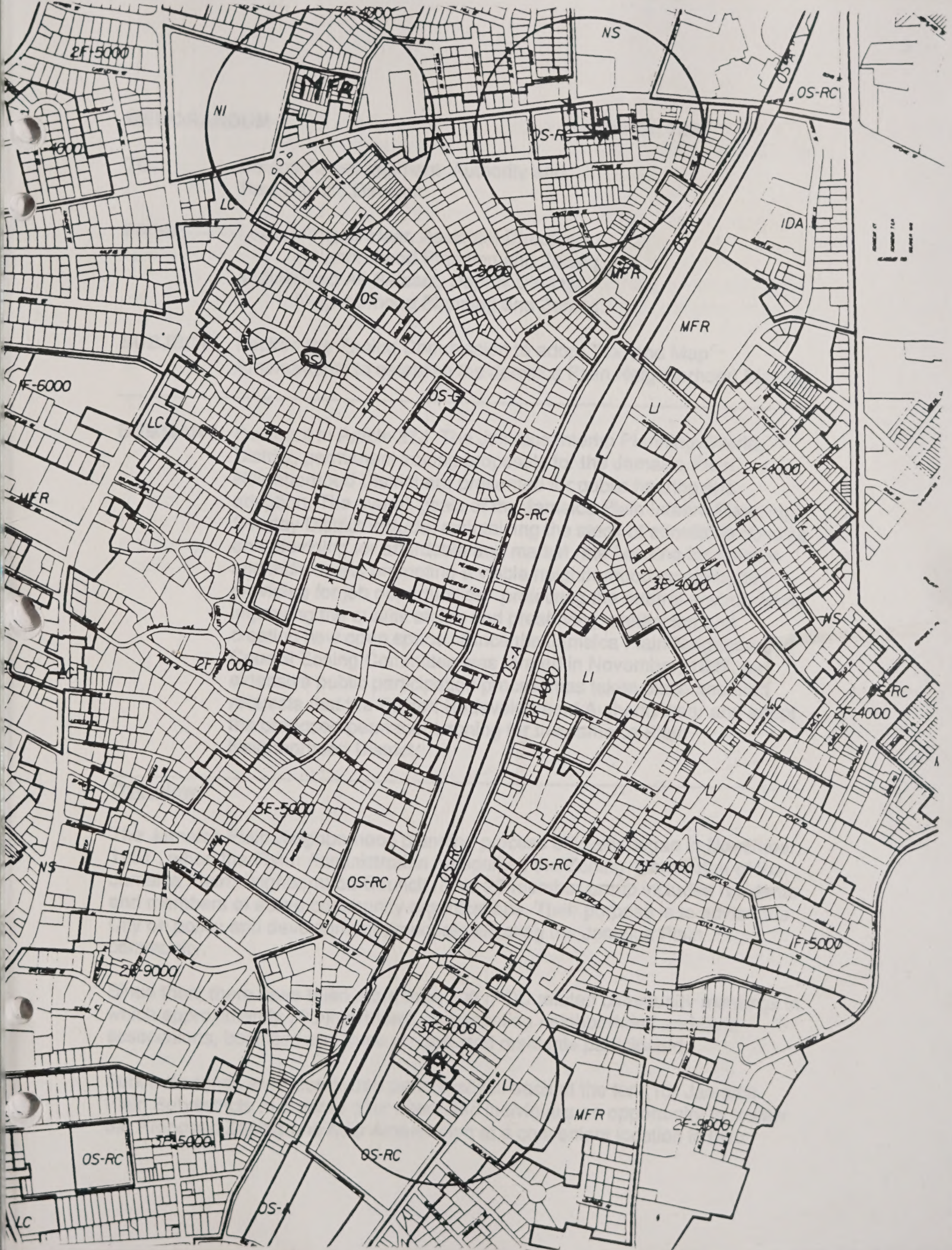
These proposed changes are:

Local Convenience District	2nd fl. & above	Change to
1. Amusement game machines in non commercial establishments	F	C
2. Bank	F	C
3. Restaurant	F	C
4. Bakery	F	C
5. Local Retail	F	C
6. Photocopying Establishment	F	C
7. Shoe Repair	F	C
8. Tailor Shop	F	C

Minor changes to the map, affecting several parcels in Hyde Square and one parcel on Union Ave. also are recommended to the Zoning Commission. The changes are to correct parcel designations reflecting residential and business uses.

The designated changes are (see attached map):

1. the 3F-4000 designation on Day St. will be changed to **Multi-Family Residential (MFR)**;
2. the two parcels abutting Mozart Playground will be changed from 3F-5000 to **Neighborhood Shopping (NS)**;
4. the two parcels on the northeasterly side of the intersection of Buckley Ave. and Johnson Ave. will be changed from Neighborhood Shopping to **3F-5000**; and finally,
5. the parcel located at **32 Union Ave.** has previously petitioned to have their parcel divided in the manner recommended.
6. the parcel located at 11 Green St. should be changed from 2F-7000 to Neighborhood Shopping District (NS).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MEMORANDUM June 24, 1993

TO: Boston Redevelopment Authority and
Paul Barrett, Director

FROM: Linda Mongelli Haar, Assistant Director,
Neighborhood Planning and Zoning
Muhammad Ali-Salaam, Deputy Director,
Neighborhood Planning and Zoning

SUBJECT: Petition the Zoning Commission to adopt Text and Map Amendments to establish the Jamaica Plain Neighborhood District

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SUMMARY: Pursuant to Article 27J, The Jamaica Interim Planning Overlay District, permanent zoning proposals for the Jamaica Plain Neighborhood District are presented for public hearing and adoption. The overall goals of the Jamaica Plain Interim Planning Overlay District include: maintaining the stock of affordable housing and providing for affordable and market rate housing for families and individuals; promoting a viable neighborhood economy and providing for job opportunities; protecting the natural environment; improving the quality of life; and preserving, enhancing and creating new open space. Since the Jamaica Plain Neighborhood Council Zoning Committee was formed in November, 1987, an extensive public participation process has taken place and staff requests that the Boston Redevelopment Authority hear and adopt the proposed permanent zoning for the Jamaica Plain Neighborhood District.

Overview

The Jamaica Plain Neighborhood planning process officially began in November, 1987 , when the Flynn Administration recognized the Zoning Committee of the Jamaica Plain Neighborhood Council . This 25 member group includes residents and members of active community organizations. Their purpose is to advise the City on policy and development proposals affecting the Jamaica Plain community.

Since then, there have been more than 300 IPOD related community meetings in which approximately 700 individuals, representing neighborhood and civic associations, business and trade groups, and residents participated.

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neighborhood. Additionally, Jamaica Plain Zoning Committee meetings were conducted weekly in order to refine land use policy recommendations as well as to review variance applications to the Zoning Board of Appeal.

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Nira Rock
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English High School Fields
Flaherty Playground
Hernandez School Playground
Jefferson Playground
Johnson Playground
Mozart St. Playground
Murphy Playground
Olmsted Park
Pagel Playground
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Other Regulations: Specific design requirements, screening and buffering, billboards and signage regulations establish dimensional and design standards without project review.

IV. Related Amendments to Neighborhood District Definitions

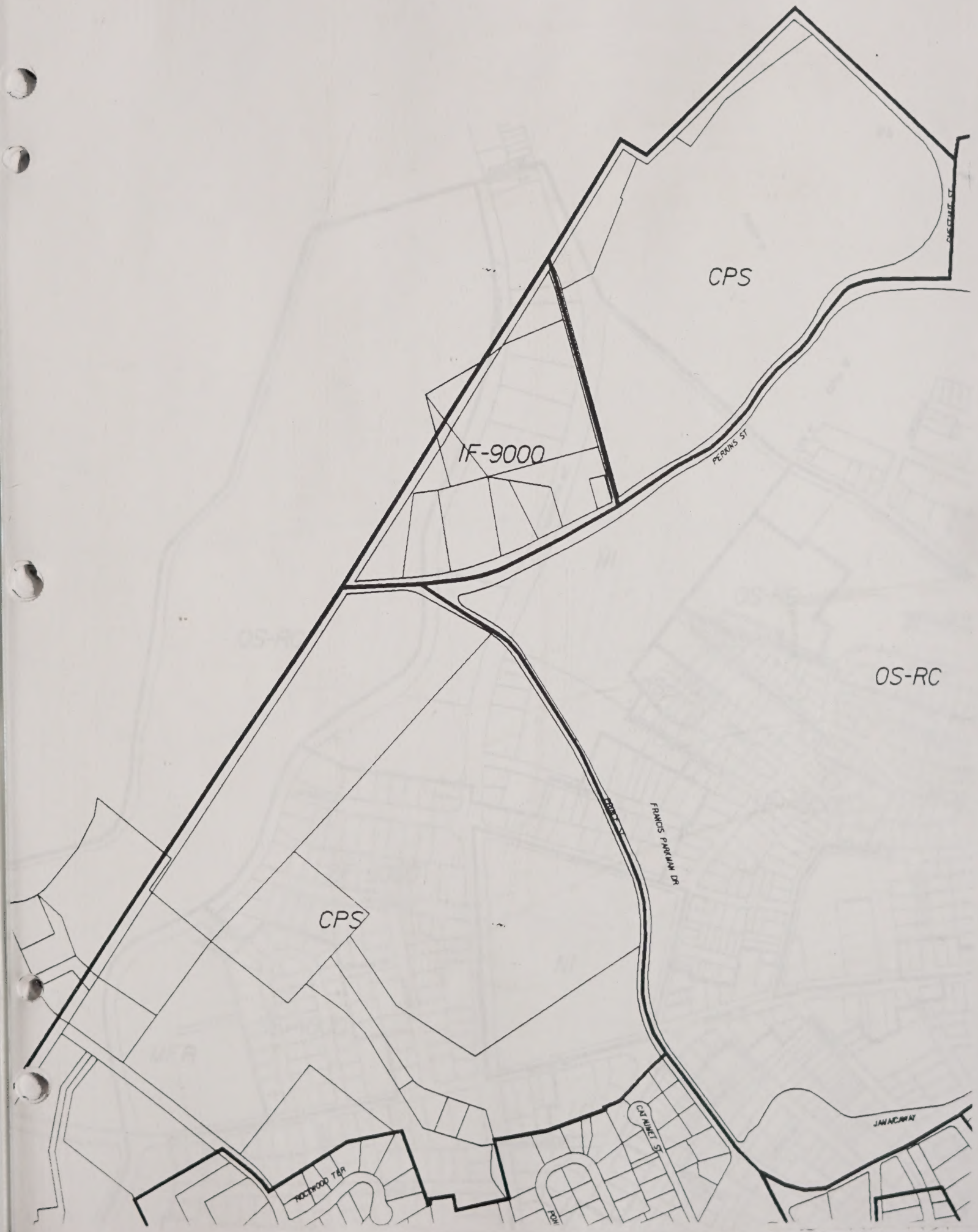
In conjunction with the proposed Jamaica Plain Neighborhood District zoning, amendments to Article 2A (Neighborhood District Definitions) are proposed for the definitions of "Accessory Professional Office" and "Agency or Professional Office." An amendment to "Accessory Professional Office" (defined as the office of a professional person who resides in the same building) would limit the number of nonresident assistants to one. Currently, the limit is one in single-family residential districts, two in two-family and three-family districts, and three in multifamily districts. The amendment is proposed to make this use more appropriate to the scale of an accessory office in a residential building. In the definitions of both "Accessory Professional Office" and "Agency or Professional Office," the proposed amendment would also make clear that the term "professional person" includes persons conducting professional activities that do not require a professional license (such as writers, computer and technical consultants, and the like).

Recommendation: The BRA staff recommends that the Director be authorized to petition the Zoning Committee to adopt the proposed text and map amendments to the Boston Zoning Code establishing the Jamaica Plain Neighborhood District and the accompanying amendments to Article 2A (Neighborhood District Definitions).

An appropriate vote follows:

VOTED:

The Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to adopt text and map amendments for proposed final zoning of the Jamaica Plain Neighborhood District, and accompanying text amendments to Article 2A (Neighborhood District Definitions), in substantial accord with zoning text and map amendments submitted at its hearing of June 24, 1993.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TERRACE PL
RAMSTON ST
ROCK HILL RD
ASHCROFT ST
HALIFAX ST
ACTON ROAD
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ESTEY ST
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WEMSLEY ST
FISHER AV
PARKER ST
TERRACE ST
COLUMBUS AVE
CEDAR
HIGHLAND PK AV
LAWN ST
BUCKINGHAM AV
NEW HEATH ST
FORT AV
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SCHILLER ST
HORAN WAY
BROWLEY ST
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WEAVER WAY
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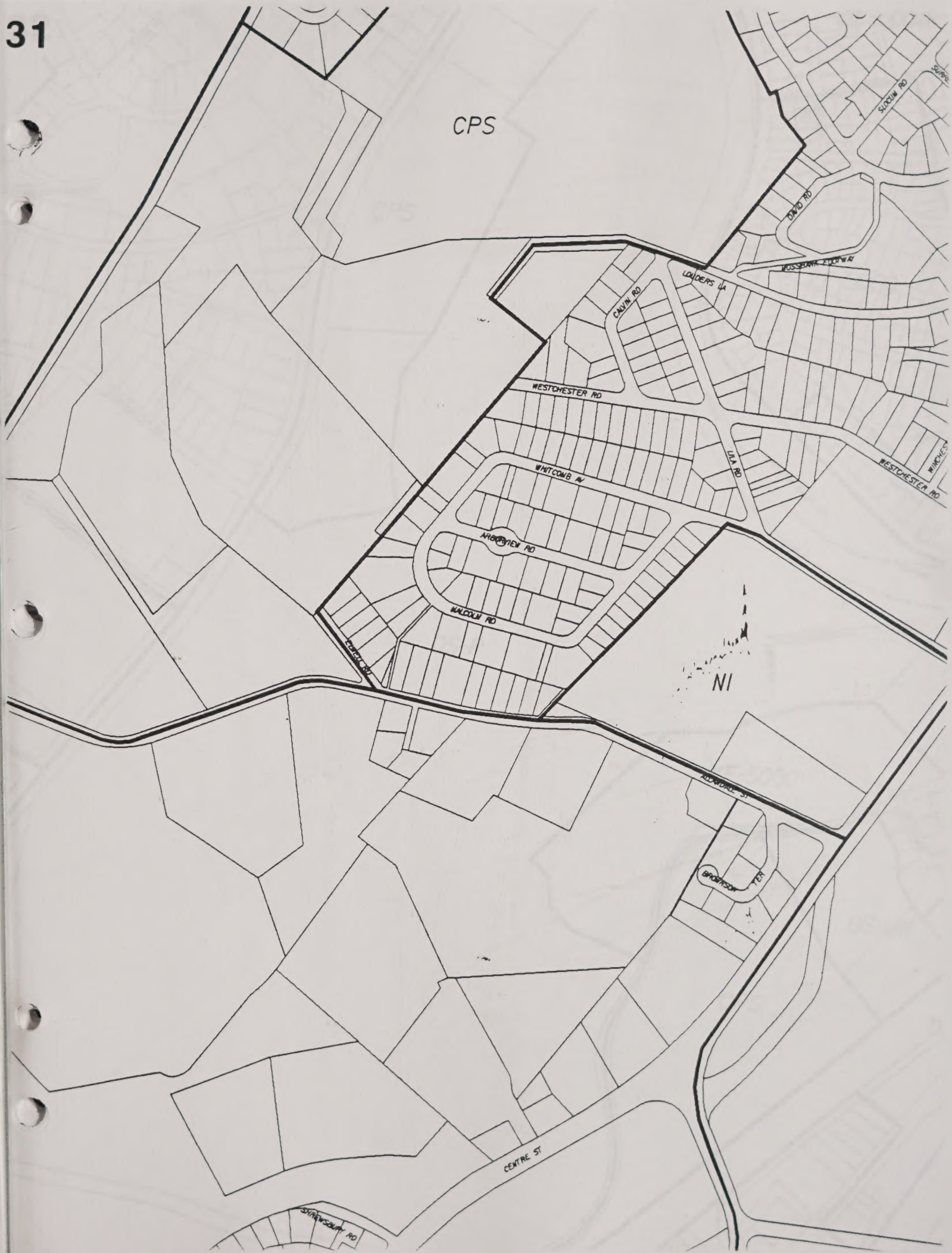
BARDWELL ST
CUSTER ST
ST JOSEPH ST
WETCALF CT
MC BRIDE ST
BOYNTON ST
HALL ST
GARLAND ST
DANE ST
ELIOT ST
THOMAS ST
HARDER ST
ELIOT PL
HEWENIT PARK
HEWENIT OR
LARSEN PARK
BURROUGHS ST
BOND ST
BOSWORTH ST
CARDINAL SPELLMAN
CARDINAL SPELLMAN
LESTER ST
LESTER ST
CLARENDON ST
CLARENDON ST
BROWN TER
UNDE PL
SEAVERNS PL
STARR PL
GOODWIN
LESTER ST

LI
2F-4000
3F-4000
NS
LI
2F-4000
LC
2F-4000
MFR
LI
LV
OS-RC
3F-4000
1F-5000
MFR
2F-9000
OS-A
W WALNUT PARK
ARAPAHOE AVE
WASHINGTON ST
CORDEN ST
DUNFORD ST
BRAY ST
WESTMINSTER N
WALNUT PARK
ASHWORTH PK
WALDREN RD
WARROMAN RD
ARAPAHOE ST
ATHERTON PL
ATHERTON ST
ARCADIA ST
BEETHOVEN ST
DUNKLEY ST
MENDELL WY
PORTER ST
DUNSTON PL
DUNSTON ST
DUNSTON ST
DUNSTON ST


CPS
NI
SLOCUM RD
DAVID RD
LOUDERS LA
CALVIN RD
WESTCHESTER RD
WHITCOMB AV
LILA RD
ARBORVIEW RD
WALCOLM RD
ALEXANDRA ST
BROMPTON PL
CENTRE ST

SUDBURY HILL LA
SUDBURY RD
RAMBLER RD
WESTCHESTER RD
WINCHESTER TER
CPS
OS-P
2F-5000
ARBOR AV
MONSIGNOR CASEY HWY
HAMPSTEAD
XF-5000
MARY HAMWOOD
OS-UW
CPS

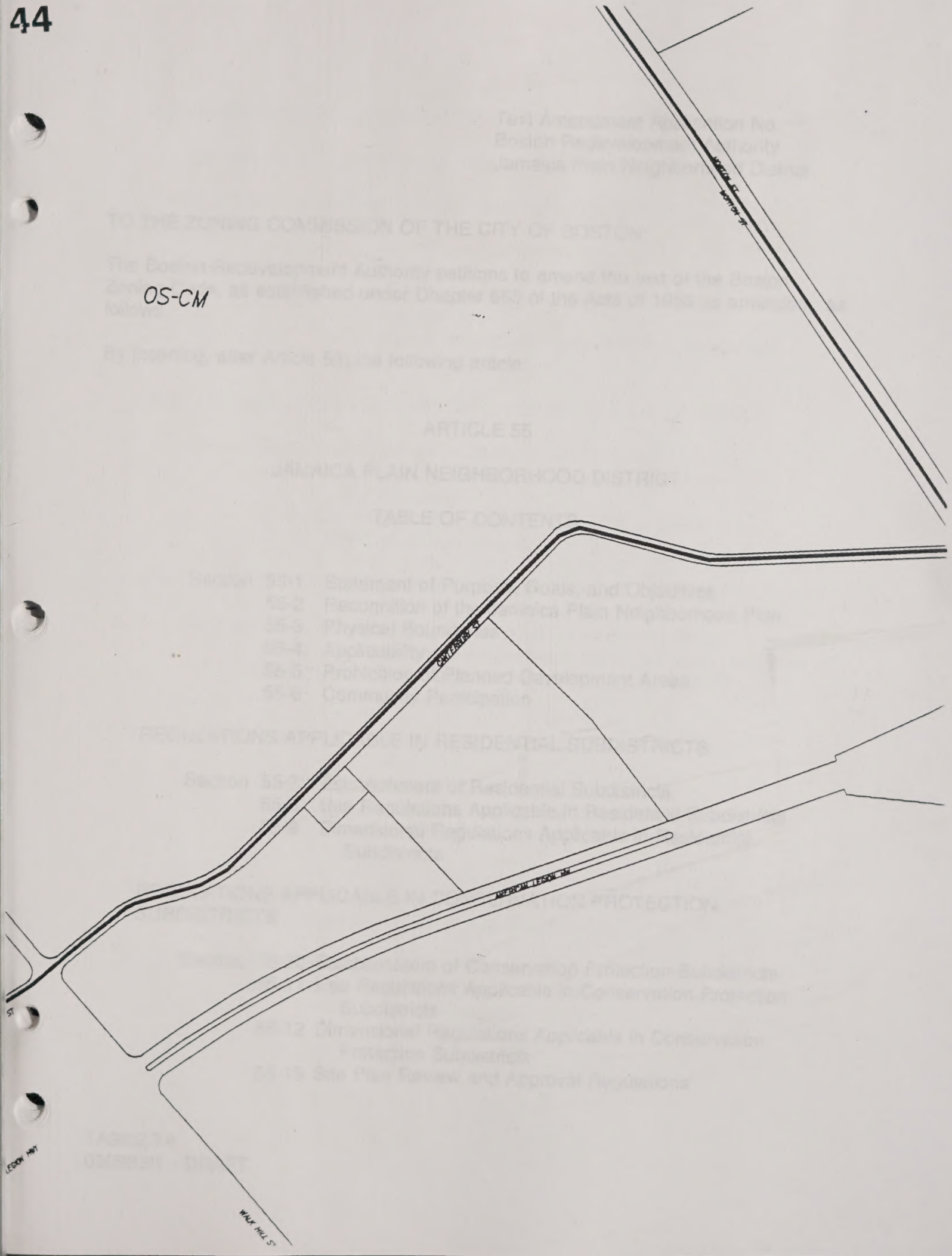
33
1F-5000
LC
OS-RC
3F-5000
OS-RC
OS-RC
CUSTER ST
ST JOSEPH ST
LC
OS-A
METCALF CT
MFR
2F-5000
MC BRIDE ST
BOYNTON ST
HALL ST
CALL ST
LI
3F-5000
ROSEMARY ST
MFR
HAMPSTEAD
SPAULDING ST
OS-RC
2F-7000
AMSON ST
LI
IDA
ST MARK ST
MSGR WILLIAM CASEY HWY
OS-RC
NS
MFR
2F-5000
ASTICOU RD
MARTINWOOD RD
ST ANN ST
OS-UW
OS-P
LC
3F-5000
TOWER ST
WOODLAWN ST
PARK HILL ST
OS-A
OS-P
3F-5000
SUNSET AV
LELAND ST

34
LOURDES AV
CUMMARVEN RD
000
-RC
FOREST HILLS AV
N

CENTRE ST
SHALESBURY RD
BUCHANAN RD
WEDGEWOOD RD
LEDGEDALE RD
WEST
WELD ST
ROAD
HAZELMERE
ROBSON RD
KNOLL ST
SELWYN ST
ARDALE ST
CONISTON RD
HEWLETT ST
SHEFFIELD RD
FLETCHER ST
FARQUHAR ST
WALWORTH ST
WALTER ST
TAPPAN ST
BASTO TER
SOUTH
BROOKFIELD ST
S FAIRVIEW ST
PROBERT ST
S CONWAY ST
SOUTH ST
SYMES ST
ASHFIELD ST
PRIMROSE ST
COTTON ST
MEADOW ST
FAIRVIEW ST
CONWAY ST
ARDBOROUGH RD
LEE HILL RD
MURRAY H.
BASILE ST

GRAHAM TCE
CENTRE ST
STRATHSOUTH RD
BACHMAN RD
ANDOVER RD
WEDGEWOOD RD
LEDGEDALE RD
PRESIDENT RD
WELD ST
ROAD
HAZELMERE
ROCKEN RD
COLBY RD
KNOLL ST
SELWYN ST
ARDALE ST
HEWLETT ST
SHEFFIELD RD
FLETCHER ST
CONGREVE ST
FARQUHAR ST
WALTER ST
CONISTON RD
KNOLL ST
TAPPIN ST
STYNES ST
ASHFIELD ST
PRIMROSE ST
OSTTON ST
WENDIN ST
FARMER ST
DOWNER ST
ARROWTOWN RD

NS
MFR
OS-RC
OS-P
LC
3F-5000
3F-5000
OS-G
OS-RC
OS-CM
MORTON ST
SOUTH
ST ANN ST
WALK HILL ST
WILD HILL ST
TOWER ST
WOODLAWN ST
BREMEN TCE
LENNOX ST
ORCHARD AV
PINE TER
FOREST HILLS AV
SUNSET AV
LISLAND ST
RENHAM ST
POLHILL ST
EASTLAND RD
WOODBOURNE
OWOW
LOMBE ST
WANBURN
WALLACE
CAMBERWARRA ST


OS-CM
WORTH ST
BOSTON ST
CENTRE ST
AMERICAN LEGION HWY
LEGION HWY
WALK HILL ST

Text Amendment Application No.
Boston Redevelopment Authority
Jamaica Plain Neighborhood District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows.

By inserting, after Article 54, the following article:

ARTICLE 55

JAMAICA PLAIN NEIGHBORHOOD DISTRICT

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SECTION 55-1. **Statement of Purpose, Goals, and Objectives**. The purpose of this Article is to establish the zoning regulations for a neighborhood plan for the Jamaica Plain Neighborhood District as required by the provisions of the Jamaica Plain Interim Planning Overlay District, Article 27J of this Code. The goals and objectives of this Article and the Jamaica Plain Neighborhood Plan are to provide adequate density controls that protect established residential areas and direct growth

to areas where it can be accommodated; to promote mixed-income residential development; to provide for affordable and market rate housing for individuals and families; to promote a viable neighborhood economy, and provide for new economies and expansion of job opportunities; to provide for the well-planned development of institutions to enhance their public service and economic development role in the neighborhood; to preserve, enhance, and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land in accordance with the Jamaica Plain Neighborhood Plan; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 55-2. **Recognition of the Jamaica Plain Neighborhood Plan**. In accordance with Section 27J-7 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for the Jamaica Plain Neighborhood District, the Commission shall recognize the Jamaica Plain Neighborhood Plan, when adopted by the Boston Redevelopment Authority, following approval by the Jamaica Plain Neighborhood Council, as the general plan for the Jamaica Plain Neighborhood District. The Jamaica Plain Neighborhood Plan, when approved, also shall serve as the portion of the general plan for the City of Boston applicable to the Jamaica Plain Neighborhood District. This Article is an integral part of, and one of the means of implementing, the Jamaica Plain Neighborhood Plan, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

SECTION 55-3. **Physical Boundaries**. The provisions of this Article are applicable only in the Jamaica Plain Neighborhood District. The boundaries of the Jamaica Plain Neighborhood District and its subdistricts are as shown on the maps numbered __, __, __, and __ entitled "Jamaica Plain Neighborhood District," replacing "Map __ Jamaica Plain," all of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 55-4. **Applicability**. This Article together with the rest of this Code constitute the zoning regulation for the Jamaica Plain Neighborhood District and apply as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A is not available, except to the extent expressly provided in this Article or in Article 6A. Application of the provisions of Article 27J to the Jamaica Plain Neighborhood District is rescinded, and the Jamaica Plain Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below. Where conflicts exist between the provisions of this Article and the remainder of this Code, the provisions of this Article shall govern. Except where specifically indicated to the contrary in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the Jamaica Plain Neighborhood District. A Proposed Project, however, is exempt from the provisions of this Article, and is governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning

Relief is required, or (2) any required Zoning Relief has been or thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

SECTION 55-5. **Prohibition of Planned Development Areas**. Within the Jamaica Plain Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Section 55-29.

SECTION 55-6. **Community Participation**. This Article has been developed with the extensive participation of the Jamaica Plain Neighborhood Council and its Zoning Committee, together with civic and neighborhood associations, business and trade groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the Jamaica Plain Neighborhood Council and its Zoning Committee, and the Jamaica Plain civic and neighborhood associations, business and trade groups, and residents, shall continue to play an ongoing role in advising the City on land use planning for Jamaica Plain.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

SECTION 55-7. **Establishment of Residential Subdistricts.** This Section 55-7 establishes Residential Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of residential neighborhoods in terms of density, housing type, and design; to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development that enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. One-Family Residential ("1F") Subdistricts. The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 1F Subdistrict, the maximum number of Dwelling Units allowed in a single Building is one (1).

2. Two-Family Residential ("2F") Subdistricts. The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain, and promote low density two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 2F Subdistrict, the maximum number of Dwelling Units allowed in a single Building is two (2), except where otherwise specified in Table A of this Article.

3. Three-Family Residential ("3F") Subdistricts. The Three-Family Residential ("3F") Subdistricts are established to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Subdistrict, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3), except where otherwise specified in Table A of this Article.

4. Multifamily Residential ("MFR") Subdistricts. The Multifamily Residential ("MFR") Subdistricts are established to encourage medium density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

SECTION 55-8. **Use Regulations Applicable in Residential Subdistricts.** Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table A for the proposed location

of such use is forbidden in such location. Any use not included in Table A is forbidden in the Residential Subdistricts.

SECTION 55-9. **Dimensional Regulations Applicable in Residential Subdistricts.**

1. Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table E of this Article.

2. Lot Frontage. Within the One-Family Residential ("1F") Subdistricts, Two-Family Residential ("2F") Subdistricts, and Three-Family Residential ("3F") Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table E of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.

3. Location of Parking. Accessory off-street parking in the Residential Subdistricts shall not be located in any part of a Front Yard required by this Article, as set forth in Table E.

4. Location of Main Entrance. Within the Residential Subdistricts, the main entrance of a Dwelling should face the Front Lot Line. If the main entrance does not face a Street, the building should be designed to provide visual clues, such as a porch or covered walkway, that direct one to the main entrance.

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 55-10. **Establishment of Conservation Protection Subdistricts.** This Section 55-10 establishes Conservation Protection ("CP") Subdistricts in the Jamaica Plain Neighborhood District. The Conservation Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Jamaica Plain.

The following Conservation Protection Subdistricts are established:

1. Adams Nervine Asylum Conservation Protection Subdistrict
2. Bussey Brook Conservation Protection Subdistrict
3. Chapman-Runyon Conservation Protection Subdistrict
4. Daughters of St. Paul Conservation Protection Subdistrict
5. Hellenic Hill Conservation Protection Subdistrict
6. Lawrence Farm Conservation Protection Subdistrict
7. Monastery of St. Clare Conservation Protection Subdistrict
8. Nazareth/Showa Conservation Protection Subdistrict
9. Our Lady of the Cedars of Lebanon Conservation Protection Subdistrict
10. Parkside Conservation Protection Subdistrict

SECTION 55-11. **Use Regulations Applicable in Conservation Protection Subdistricts.** Within the Conservation Protection Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this

Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in the Conservation Protection Subdistricts.

SECTION 55-12. **Dimensional Regulations Applicable in Conservation Protection Subdistricts.** The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table F of this Article.

SECTION 55-13. **Site Plan Review and Approval Regulations.** In order to assure that any significant new development within a Conservation Protection Subdistrict occurs in a manner that is protective of its special natural and scenic features in accordance with a plan considering the most desirable land uses for such area, the following site plan approval regulations apply. The Commissioner of the Department of Inspectional Services shall not issue a building permit for any Proposed Project that is subject to the provisions of this Section 55-13, unless the Director of the Boston Redevelopment Authority has issued a certificate of compliance with this Section 55-13.

1. Applicability of Site Plan Review Requirements. The site plan review requirements of this Section 55-13 shall apply to any Proposed Project within a Conservation Protection Subdistrict, unless such Proposed Project,

together with Previous Projects, as hereinafter defined, does not, within such Conservation Protection Subdistrict, add more than five thousand (5,000) square feet of gross floor area or add more than five thousand (5,000) square feet of impervious surface, or involve regrading or recontouring of land with the addition, removal, or relocation of one hundred (100) or more cubic yards of earth. For the purposes of this Section 55-13, "Previous Project" means any project of the Applicant, or any predecessor in interest of the Applicant, within the same Conservation Protection Subdistrict, that has been substantially completed within the three (3) year period ending on the date of submission of the building permit application for such Proposed Project, or which, as of such date, was under construction or was the subject of a pending building permit application.

2. Procedure for Approval of Proposed Project. Each application for a permit for a Proposed Project subject to the provisions of this Section 55-13 shall include a Site Plan Review Application, containing the information required by Section 55-13.4, and shall be filed in quadruplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other copies as follows: two to the Boston Redevelopment Authority, which shall transmit one copy to the Jamaica Plain Neighborhood Council or its successor organization, if any, and the other to the Boston Environment Department. The Boston Environment Department may,

within forty-five (45) days after the date of such transmittal, file with the Boston Redevelopment Authority a report with recommendations, together with additional material, maps, or plans to aid the Boston Redevelopment Authority in determining consistency with the standards for approval set forth in Section 55-13.5. The Boston Redevelopment Authority shall not notify the Inspectional Services Department of its findings on the application for a Proposed Project until such report with recommendations has been received and considered, provided that if no such report is received within said forty-five (45) days, the Boston Redevelopment Authority may certify to the Inspectional Services Department its findings without such report. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the standards set forth in Section 55-13.5 or is not consistent with such standards; provided that if no such findings are transmitted to the Inspectional Services Department within sixty (60) days after the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the standards set forth in Section 55-13.5 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 55-13 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Relationship to Article 31. When a Proposed Project is subject to the provisions of this Section 55-13 and also is subject to the provisions of Article 31, the site plan review required by this Section 55-13 may, at the election of the Applicant, be conducted as part of the development review required by Article 31. In such case, the Project Notification Form submitted to the Boston Redevelopment Authority pursuant to Section 31-5.1 shall include a summary of each of the elements of the Site Plan Evaluation, as described in Section 55-13.4 below. The required scope of the Site Plan Review Application shall be addressed in the Scoping Determination issued pursuant to Section 31-5.2, and site plan review shall occur in the context of Article 31 as though the substantive submission and review requirements of this Section 55-13 were set forth as one of the development review components described in Section 31-5.2. The timing and procedure for review shall be as set forth in Article 31, rather than as set forth in Section 55-13.2, except that the Boston Redevelopment Authority shall transmit a copy of each development review submission received for such Proposed Project to the Boston Environment Department and consider all comments received within the comment periods required by Section 55-13.2. An Adequacy Determination for such Proposed Project pursuant to Section 31-5.6 shall not be issued unless the review standards of Section 55-13.5 have been satisfied.

4. Content of Site Plan Review Application. A Site Plan Review Application shall consist of the following:

(a) A survey map prepared by a registered surveyor showing topography at two-foot intervals, the location, caliper and species of individual trees of 6-inch caliper or more, the location of other significant natural features on the site, including water courses, water bodies, wetlands, unusual gradients and geologic formations, plant communities and wildlife habitats. Such survey plan also shall show existing structures, parking areas, driveways and other paved surfaces, and utility lines.

(b) Photographs showing the location and condition of significant natural features.

(c) A proposed site plan showing the Proposed Project and the anticipated location of other planned projects of the Applicant within the same Conservation Protection Subdistrict, together with planned grading and landscaping, streets, sidewalks, utilities, and other planned features of the site. Such site plan also shall show the extent to which significant natural features of the site will be preserved and protected.

(d) A drainage plan and soil report prepared by a registered engineer, when necessary to assess the drainage impacts of the proposed site plan on significant natural features.

(e) A proposed maintenance program for the significant natural features of the site, including a statement of whose responsibility it will be for the performance of the maintenance program.

(f) Any other information relating to the site plan of the Proposed Project and the preservation and protection of its significant natural features as requested by the Boston Redevelopment Authority.

The Boston Redevelopment Authority may waive one or more requirements set forth in paragraphs (a) through (f) of this Section 55-13.4 upon the written request of the Applicant if the Boston Redevelopment Authority determines that such requirements are unnecessary for evaluation purposes.

5. Standards for Site Plan Approval. This Section 55-13.5 establishes standards to be applied in the review of a site plan for a Proposed Project that is subject to the provisions of this Section 55-13.

(a) The Proposed Project should result in the minimum practicable interference with significant natural features within the Conservation

Protection Subdistrict consistent with development permitted by the applicable use and dimensional controls. To the extent thus consistent,

(i) elements of the Proposed Project should be sited away from the most significant natural features of the site; and

(ii) where it is necessary to disturb or reduce in area a significant wildlife habitat or plant community, reasonable restorative measures, or the replacement of such features elsewhere on the site, should be evaluated and undertaken if economically practicable. The preservation of existing vegetation is encouraged.

(b) Clustering of buildings and appropriate siting measures are encouraged to allow for the creation of larger contiguous open space areas, the preservation of significant natural features, and the arrangement of landscaping and structures on the site in a manner that is sensitive to the surrounding residential areas.

(c) For a steep slope, special consideration should be given to the preservation of scenic quality and to the prevention of hillside erosion and excessive runoff. Particular care should be taken where the steep slope area is part of the watershed of a creek, stream, brook,

lake, pond or wetland. Existing vegetation in steep areas should not be removed, destroyed, or damaged except pursuant to approved development and grading plans. An objective of such plans shall be to preserve the natural terrain and vegetation to the extent practicable by fitting street layouts and building designs to the natural terrain, and minimizing alterations of the natural grade.

(d) Adequate provision should be made for proper management and maintenance of significant natural features and their immediate surroundings.

(e) Site plan review shall take full account of reasonably foreseeable future development within the Conservation Protection Subdistrict. To discourage the improper segmentation of Proposed Projects, a criterion for the review of a site plan shall be its consistency with any previously approved site plan of the Applicant, or any predecessor in interest of the Applicant, within the same Conservation Protection Subdistrict.

REGULATIONS APPLICABLE IN OPEN SPACE SUBDISTRICTS

SECTION 55-14. **Establishment of Open Space Subdistricts**. This Section 55-14 establishes Open Space ("OS") Subdistricts in the Jamaica Plain Neighborhood District. The purpose of the Open Space Subdistricts is to enhance the quality of life for Jamaica Plain's residents by protecting open space resources. Any Lot within any Open Space Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33 (Open Space Subdistricts). The Open Space Subdistricts designated in the Jamaica Plan Neighborhood District are listed in Table 1 of this Section 55-14 and are of the following types:

1. Air-Right Open Space (OS-A) Subdistrict. Air-Right Open Space Subdistricts shall consist of land used as Transit Corridors owned by a Public Agency. Air-Right Open Space Subdistrict regulations as established in Section 33-16 shall apply to the development of spaces over such Transit Corridors.

2. Cemetery Open Space (OS-CM) Subdistrict. Cemetery Open Space Subdistricts are designated for interment uses and are subject to the provisions of Section 33-14.

3. Parkland Open Space (OS-P) Subdistrict. Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas. Such land may include

Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of Section 33-9.

4. Recreation Open Space (OS-RC) Subdistrict. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof. Recreation Open Space Subdistricts are subject to the provisions of Section 33-10.

5. Urban Wild Open Space (OS-UW) Subdistrict. Urban Wild Open Space Subdistricts shall consist of land not in the City's park system that includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild Open Space Subdistricts are subject to the provisions of Section 33-12.

TABLE 1

Open Space Subdistricts in the Jamaica Plain Neighborhood District

Designation	Location/Name
Air Right	Southwest Corridor Air Right
Cemetery	Forest Hills Cemetery
	Hyde Park Avenue Cemetery
	St. Michael's Cemetery
Parkland	Arborway
	Arnold Arboretum
	Heath Square
	Hyde Square
	Jamaica Way
	Jamaica Pond
	Morton/Lennoco
	Oakview Terrace
	Soldiers Monument
	MBTA Yard
Recreation	Beecher Street Play Area
	Brewer/Burroughs Tot Lot
	English High School Fields
	Flaherty Playground
	Hernandez School Playground
	Jefferson Playground
	Johnson Playground
	Mozart Street Playground
	Murphy Playground
	Olmsted Park
	Pagel Playground
	Parkman Playground
	Paul Gore Street
	Rossmore/Stedman Park
	South Street Mall
	Southwest Corridor Park
	Williams Street Stables
Urban Wild	Bussey Brook Urban Wild (BCC Portion)
	Nira Rock

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

SECTION 55-15. **Establishment of Neighborhood Business Subdistricts.** This Section 55-15 establishes Neighborhood Business Subdistricts within the Jamaica Plain Neighborhood District. There are two types of Neighborhood Business Subdistricts in the Jamaica Plain Neighborhood District: Local Convenience ("LC") Subdistricts, providing convenience goods and services for the immediate neighborhood and pedestrians; and Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood. Both types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the Jamaica Plain community.

The following Neighborhood Business Subdistricts are established:

1. Centre Street Local Convenience (LC) Subdistrict
2. Green Street Local Convenience (LC) Subdistrict
3. Hyde Park Avenue Local Convenience (LC) Subdistrict
4. Hyde Square Local Convenience (LC) Subdistrict
5. Morton Street Local Convenience (LC) Subdistrict
6. South Street Local Convenience (LC) Subdistrict
7. Centre Street Neighborhood Shopping (NS) Subdistrict
8. Egleston Square Neighborhood Shopping (NS) Subdistrict
9. Hyde Park Avenue Neighborhood Shopping (NS) Subdistrict
10. Hyde Square Neighborhood Shopping (NS) Subdistrict

SECTION 55-16. **Use Regulations Applicable in Neighborhood Business Subdistricts**. Within the Neighborhood Business Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Neighborhood Business Subdistricts.

SECTION 55-17. **Dimensional Regulations Applicable in Neighborhood Business Subdistricts**. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table G of this Article.

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

SECTION 55-18. **Establishment of Local Industrial Subdistricts.** This Section 55-18 establishes Local Industrial ("LI") Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Local Industrial Subdistricts is to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Jamaica Plain Neighborhood District.

The following Local Industrial Subdistricts are established:

1. Amory Street Local Industrial Subdistrict
2. Germania Street Local Industrial Subdistrict
3. Lanesville Terrace Local Industrial Subdistrict
4. Marbury Terrace Local Industrial Subdistrict
5. Stonely Road Local Industrial Subdistrict
6. Washington Street Local Industrial Subdistrict

SECTION 55-19. **Use Regulations Applicable in Local Industrial Subdistricts**. Within the Local Industrial Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C

for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden in the Local Industrial Subdistricts.

SECTION 55-20. **Dimensional Regulations Applicable in Local Industrial Subdistricts**. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Local Industrial Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table H of this Article.

REGULATIONS APPLICABLE IN INDUSTRIAL DEVELOPMENT AREAS

SECTION 55-21. **Establishment of Industrial Development Areas.** This Section 55-21 establishes Industrial Development Areas ("IDAs") within the Jamaica Plain Neighborhood District. IDAs are designed to encourage the expansion of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Jamaica Plain Neighborhood District. The Economic Development and Industrial Corporation ("EDIC"), as the agency with the responsibility for coordinating and implementing the Industrial Development Plan for the City of Boston, will play an ongoing and active role in overseeing the direction of growth and development in the IDAs.

The following Industrial Development Areas are established:

1. Jackson Square Industrial Development Area
2. Arborway Industrial Development Area

SECTION 55-22. **Use Regulations Applicable in Industrial Development Areas**. Within the Industrial Development Areas, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden in the Industrial Development Areas.

SECTION 55-23. **Dimensional Regulations Applicable in Industrial Development Areas.** The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Industrial Development Area, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table H of this Article.

REGULATIONS APPLICABLE IN INSTITUTIONAL SUBDISTRICTS

SECTION 55-24. **Establishment of Institutional Subdistricts.** This Section 55-24 establishes Institutional ("I") Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Institutional Subdistricts is to identify major Institutional uses within residential neighborhoods and to provide regulations that will allow small-scale Institutional projects to proceed as of right, while requiring review of larger Institutional projects to ensure that such projects proceed in a manner that is sensitive to and preserves the quality of life of the surrounding residential neighborhoods.

The following Institutional Subdistricts are established:

1. Faulkner Hospital Institutional Subdistrict
2. Veterans Administration Hospital Institutional Subdistrict
3. Angell Memorial Hospital Institutional Subdistrict

SECTION 55-25. **Use Regulations Applicable in Institutional Subdistricts.** Within the Institutional Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table D of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table D is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table D for the proposed location of such use is forbidden in such location. Any use not included in Table D is forbidden in the Institutional Subdistricts.

SECTION 55-26. **Dimensional Regulations Applicable in Institutional Subdistricts.** The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Institutional Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table I of this Article.

REGULATIONS APPLICABLE IN GREENBELT PROTECTION AND NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

SECTION 55-27. **Establishment of Greenbelt Protection Overlay Districts.** This Section 55-27 establishes Greenbelt Protection Overlay Districts ("GPOD") in the Jamaica Plain Neighborhood District. The following Greenbelt Roadways and their adjacent areas between the boundary lines stated are designated Greenbelt Protection Overlay Districts.

1. Allandale Street GPOD: the southern boundary line of the right-of-way and a line parallel to, and one hundred (100) feet north of, the center line of the right-of-way, both lines from Centre Street to the Brookline boundary.

2. Arborway GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the midpoint of the rotary at the junction with Prince Street to the midpoint of the rotary at the junction with Morton Street.

3. Centre Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the midpoint of the rotary at the junction with the Arborway to Allandale Street.

4. Forest Hills Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from Glen Road to Morton Street.

5. Jamaicaway GPOD: lines parallel to, two hundred twenty-five (225) feet from, and on each side of the center line of the right-of-way, from Huntington Avenue to the midpoint of the rotary at the junction with the Arborway, including that section of Pond Street that fronts directly upon the Jamaica Pond park.

6. Morton Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the midpoint of the rotary at the junction with the Arborway to Canterbury Street.

7. Perkins Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the Jamaicaway to the Brookline boundary.

8. Prince Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the midpoint of the rotary at the junction with the Arborway to the Brookline boundary.

9. Sigourney Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from Walnut Avenue to Glen Road.

10. South Street GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from the Arborway to Archdale Road.

11. Southwest Corridor GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the Southwest Corridor railroad right-of-way, from Centre Street to the Arborway.

12. Walnut Avenue GPOD: lines parallel to, one hundred (100) feet from, and on each side of the center line of the right-of-way, from Columbus Avenue to Sigourney Street.

Any Lot within a GPOD is subject to the provisions of this Article applicable to the subdistrict within which it is located and to the provisions of Article 29 (Greenbelt Protection Overlay Districts).

When a Proposed Project within a GPOD is subject to the provisions of Article 31 (Development Review Requirements), the review by the Boston Redevelopment Authority required in connection with this Section 55-31 and Article 29 may, at the election of the Applicant, be conducted as part of the development review required by Article 31. In such case, the Project Notification Form submitted to the Boston Redevelopment Authority pursuant to Section 31-5.1 shall include a summary of the information required by Section 29-5. The requirements of Section 29-5 shall be addressed in the Scoping Determination issued pursuant to Section 31-5.2, and

review shall occur in the context of Article 31 as though the substantive submission and review requirements of Section 29-5 were set forth as one of the development review components described in Section 31-5.2. The timing and procedure for review shall be as set forth in Article 31, rather than Article 29 or Article 6. An Adequacy Determination for such Proposed Project pursuant to Section 31-5.6 shall not be issued unless the review standards of Section 29-6 have been satisfied.

SECTION 55-28. **Establishment of Neighborhood Design Overlay Districts.** This Section 55-28 establishes Neighborhood Design Overlay Districts ("NDOD") as overlays to certain subdistricts within the Jamaica Plain Neighborhood District. The Neighborhood Design Overlay Districts are established to protect the historic character, existing scale, quality of the pedestrian environment, character of the residential neighborhoods, and concentrations of historic buildings within the Neighborhood Design Overlay Districts.

Within the Neighborhood Design Overlay Districts, design review, pursuant to Section 55-36, is applicable to Proposed Projects described in Section 55-36.1. All use, dimensional, and other provisions applicable to the underlying subdistricts are applicable within the Neighborhood Design Overlay Districts.

The following Neighborhood Design Overlay Districts are established:

1. Glenvale Park Neighborhood Design Overlay District. Glenvale Park was platted in 1848 and features a significant concentration of architecturally notable Greek Revival, Italianate, and mansard residences.

2. Green Street Neighborhood Design Overlay District. The Green Street manufacturing area is characterized by a concentration of late 19th century masonry manufacturing and hotel buildings which were built near the location of the old Jamaica Plain Depot in the Stony Brook Valley.

3. Hyde Square Neighborhood Design Overlay District. The Hyde Square area features a number of triple decker residential buildings built in the 1890s by Roxbury and Jamaica Plain architects. Built in the Queen Anne style of architecture, these buildings are notable for their unusually high quality of design.

4. Monument Square Neighborhood Design Overlay District. The Monument Square area is the historic center of Jamaica Plain. The area contains many significant examples of high quality residential and public architecture.

5. Sumner Hill Neighborhood Design Overlay District. Sumner Hill has a variety of high quality architectural styles among its residential buildings. Houses in this district were built along curvilinear streets which were designed to enhance the topography of the area and create a more picturesque neighborhood form.

6. Walnut/Sigourney Neighborhood Design Overlay District. [Description to be added.]

7. Williams Street Neighborhood Design Overlay District. [Description to be added.]

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

SECTION 55-29. **Establishment of Areas Within Which Planned Development Areas May be Permitted.** Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Conservation Protection Subdistricts and the Industrial Development Areas. PDAs are not permitted elsewhere in the Jamaica Plain Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Jamaica Plain community, including the creation of new job opportunities; to allow for the diversification and expansion of Boston's and Jamaica Plain's economy through manufacturing, commercial, and scientific research and development uses; to encourage economic development in the Industrial Development Areas while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development and commercial, manufacturing, and industrial expansion; and to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict.

SECTION 55-30. **Planned Development Areas: Use and Dimensional Regulations.**

1. Use Regulations. A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.

2. Dimensional Regulations. The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height and Floor Area Ratio (FAR) for such Proposed Project shall not exceed the limits set forth in Table 2, below:

TABLE 2

Jamaica Plain Neighborhood District
Planned Development Areas
Maximum Building Heights and Floor Area Ratios

Area	Maximum Building Height	FAR
Industrial Development Areas	45'	2
Conservation Protection Subdistricts	45'	0.3

SECTION 55-31. **Planned Development Areas: Approval Process**. This Section 55-31 establishes a process for approving Proposed Projects within Planned Development Areas.

1. Development Plan Approval Process. To establish a PDA, the Applicant must submit a Development Plan for the Proposed Project to the Boston Redevelopment Authority for its approval in accordance with Section 3-1A.a. A Proposed Project within a PDA may be located on multiple contiguous parcels or Lots, whether or not any portion of the Proposed Project on a particular parcel or Lot satisfies the provisions of this Article and Code, so long as the Proposed Project as a whole is

consistent with the provisions of this Article and Code, including without limitation those relating to maximum Building Height and Floor Area Ratio.

2. Boston Redevelopment Authority Review. No later than sixty (60) days after the Applicant files a Development Plan, the Boston Redevelopment Authority shall approve the Development Plan, and authorize its Director to petition the Zoning Commission to approve the Development Plan and to designate the area of the Proposed Project as a PDA, or shall conditionally approve the Development Plan, or shall disapprove the Development Plan.

3. Community Participation. The Applicant shall provide the Boston Redevelopment Authority with a sufficient number of copies (up to fifty (50)) of the application for Development Plan approval to allow for distribution to interested parties. After receiving such application, the Boston Redevelopment Authority shall retain one copy of such application for its files and shall transmit copies to appropriate City departments and agencies, to the Jamaica Plain Neighborhood Council or its successor organization, if any, and to neighborhood organizations in the Jamaica Plain Neighborhood District that have requested such materials. Within five (5) days after the Boston Redevelopment Authority has received such application, the Boston Redevelopment Authority shall publish notice of such submission in one or more newspapers of general circulation in the City. Such notice shall state the name of the applicant, identify the

Development Plan area, and specify the date by which comments from the public must be received by the Boston Redevelopment Authority. The Boston Redevelopment Authority shall make copies of such application available generally to the public. Before it renders a decision on an application for Development Plan approval, the Boston Redevelopment Authority shall review timely comments and recommendations from the Jamaica Plain Neighborhood Council, or its successor organization, if any, the general public, civic and neighborhood and community organizations in the Jamaica Plain Neighborhood District, and public agencies concerning the Development Plan's compliance with the approval standards set forth in Section 55-33 (which address Development Plan impacts). The Boston Redevelopment Authority shall work toward resolution of issues raised in the public review process.

4. Zoning Commission Approval Only; No Board of Appeal Action Required. Upon approval of the Development Plan by the Boston Redevelopment Authority, the Boston Redevelopment Authority shall transmit the Development Plan to the Zoning Commission for its consideration, with a copy to the Jamaica Plain Neighborhood Council or its successor organization, if any. The Zoning Commission may approve the Development Plan and establish a PDA if such PDA consists solely of land with respect to which an agreement has been or subsequently is entered into with the Boston Redevelopment Authority establishing use and

dimensional controls as specified in the Development Plan. The Proposed Project, and the parcels or Lots and improvements thereon, that are the subject of the Development Plan shall be deemed to be in compliance with the provisions of this Article and Code, without the requirement of Board of Appeal action, so long as the same are consistent with the provisions of the approved Development Plan and, with respect to matters not covered by the approved Development Plan, consistent with the other applicable provisions of this Article and Code. Nothing in this Article shall be construed to limit the power of the Board of Appeal to grant Zoning Relief for Proposed Projects in PDAs, except that exceptions from the Building Height and FAR provisions set forth in Section 55-30 are not permitted.

5. Amendment of Development Plan. In a PDA, no Proposed Project shall proceed unless the Boston Redevelopment Authority has certified to the Commissioner of Inspectional Services that the Proposed Project is consistent with the approved Development Plan, as amended from time to time, for such PDA or the portion thereof to which said work relates. The procedure for amendment of the Development Plan is the same procedure as the procedure for initial approval of a Development Plan, as set forth in Section 3-1A.a and in Section 55-31.1.

SECTION 55-32. **Applicability of Future Amendments**. The issuance of any permit for the development or construction of any portion of a Proposed Project that is

proceeding in accordance with an approved Development Plan, as amended from time to time, shall be deemed to be the issuance of a permit for the entire Proposed Project for the purpose of applying Section 5 of Chapter 665 of the Acts of 1956 as amended from time to time. Without limiting the foregoing sentence, the provision of Section 5 of said Chapter 665 that requires that construction work under the permit proceed continuously to completion shall be deemed satisfied so long as construction on the Proposed Project proceeds generally in accordance with a development schedule set forth in the approved Development Plan.

SECTION 55-33. **Planned Development Areas: Standards for Development Plan Approval**. Before transmittal to the Zoning Commission, a Development Plan shall have been approved by the Boston Redevelopment Authority after a public hearing; provided, however, that no Development Plan shall be approved unless the Boston Redevelopment Authority finds that: (a) such Development Plan complies with the provisions of Sections 55-29 through Section 55-34 (Regulations Applicable in Planned Development Areas); (b) such Development Plan conforms to the Jamaica Plain Neighborhood Plan and the general plan for the City as a whole; (c) each Proposed Project described in such Development Plan is in compliance with the Building Height and FAR limits set forth in Section 55-30; and (d) on balance, nothing in such Development Plan will be injurious to the Jamaica Plain neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.

SECTION 55-34. **Planned Development Areas: Public Benefits.** The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the provisions of Section 55-33 if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space improvements, including open space connections to the Emerald Necklace open space system and the Southwest Corridor Park, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the site and its surroundings, and the enhancement of existing open space or the creation of new open space.

REGULATIONS GOVERNING DEVELOPMENT REVIEW AND DESIGN REVIEW

SECTION 55-35. **Applicability of Article 31 Development Review Requirements**. In order to ensure that growth in the Jamaica Plain Neighborhood District is compatible with the character of the existing buildings and landscape and that new development is of a quality that complements and enhances the neighborhood visually and economically and is not damaging to environmental quality, the provisions of Article 31 (Development Review Requirements) apply to the following Proposed Projects.

Notwithstanding any provision of Section 31-4 to the contrary, the provisions of Article 31 (Development Review Requirements), other than Section 31-3, shall be applicable, except where otherwise specified in this Article, to any Proposed Project to: (a) erect a Building or Structure having a gross floor area of fifty thousand (50,000) or more square feet; or (b) enlarge a Building or Structure so as to increase its gross floor area by fifty thousand (50,000) or more square feet; or (c) establish or change the uses of a gross floor area of fifty thousand (50,000) or more square feet; or (d) establish or change to conditional or forbidden uses the uses of a gross floor area of fifty thousand (50,000) or more square feet. If the Proposed Project is a Proposed Institutional Project, the Boston Redevelopment Authority shall consider, in reviewing the impacts of such project, the Institution's plans for future development in the vicinity of such Project.

The Commissioner of Inspectional Services shall not issue a building permit for any Proposed Project that is subject to the provisions of this Section 55-35 unless the

Director of the Boston Redevelopment Authority has issued a certification of compliance with the applicable provisions of Article 31 and this Section 55-35.

SECTION 55-36. **Design Review.**

1. Applicability of Design Review. The provisions of this Section 55-36 shall apply only to those Proposed Projects specified in this Section 55-36 that are not otherwise subject to Article 31 development review pursuant to Section 55-35.1 or by election.

The following Proposed Projects are subject to design review by the Boston Redevelopment Authority:

(a) Projects Adding 20,000 Square Feet of Floor Area. Any Proposed Project for the erection or extension of one or more Buildings that results in the addition of an aggregate gross floor area of twenty thousand (20,000) or more gross square feet. In the Local Industrial Subdistricts and the Industrial Development Areas, the Boston Redevelopment Authority may waive the requirements of design review if the Boston Redevelopment Authority determines that the Proposed Project, when completed, will not be visible from a public street outside the Local Industrial Subdistricts and Industrial Development Areas.

(b) Certain Projects Adding Dwelling Units. Any Proposed Project for the construction of fifteen (15) or more Dwelling Units (but not including

rehabilitation or alteration projects unless they result in a net increase of fifteen (15) or more Dwelling Units).

(c) Certain Projects in Neighborhood Business Subdistricts. Within the Neighborhood Business Subdistricts, any Proposed Project for the erection or extension of a Building with a gross floor area of three hundred (300) or more square feet, or for an exterior alteration to change the Building massing or the size, shape, or location of door or window openings, where such exterior alteration affects three hundred (300) or more square feet of exterior wall area, if such new Building, extension, or exterior wall alteration is visible from any public street or public open space.

(d) Certain Exterior Alterations in Neighborhood Design Overlay Districts. Within the Neighborhood Design Overlay Districts, any exterior alteration changing the roof shape, cornice line, Street Wall height, or Building Height of an existing Building, and any Proposed Project for the erection or extension of a Building with a gross floor area of three hundred (300) or more square feet, or for an exterior alteration to change the Building massing or the size or location of door or window openings, where such exterior alteration affects three hundred (300) or more square feet of exterior wall area, if such new Building,

extension, or exterior wall alteration is visible from any public street or public open space.

The provisions of this Section 55-36 shall not apply to any Proposed Project that is subject to the jurisdiction of the Boston Landmarks Commission or other architectural board or commission having design review authority and established pursuant to a general or special law of the Commonwealth of Massachusetts.

The Commissioner of the Inspectional Services Department shall not issue a building or use permit for any Proposed Project that is subject to the provisions of this Section 55-36 unless the Director of the Boston Redevelopment Authority certifies that the design for such Proposed Project has been approved by the Boston Redevelopment Authority.

2. Procedure for Design Approval. Each application for a permit for a Proposed Project that is subject to design review by the Boston Redevelopment Authority pursuant to this Section 55-36 shall include a Design Review Application, containing the information required by Section 55-36.3, and shall be filed in triplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other two copies to the Boston Redevelopment Authority, which shall transmit one copy to the Jamaica Plain Neighborhood Council or its successor organization, if any. The Boston Redevelopment Authority may

find that the Proposed Project is consistent with the guidelines set forth in Section 55-36.4 or is not consistent with those guidelines; provided that if no such findings are transmitted to the Inspectional Services Department within thirty (30) days of the receipt by the Boston Redevelopment Authority of the completed Design Review Application for the Proposed Project, the Proposed Project shall be deemed to be consistent with the guidelines set forth in Section 55-36.4 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 55-36 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Content of Design Review Application. A Design Review Application shall consist of such plans, drawings, and specifications as are necessary for the Boston Redevelopment Authority to determine that the Proposed Project is consistent with the guidelines set forth in Section 55-36.4. Such materials shall set forth, for the existing conditions and for the Proposed Project: vehicular access and egress to and from the site; location and dimensions of all buildings, structures, and parking and loading areas; relationships of primary buildings to secondary buildings; landscaping and screening; roof shapes, cornice lines, and roof structures; exterior wall articulation, fenestration, and other architectural features; and proposed sign locations.

4. Design Guidelines. The Boston Redevelopment Authority shall review each Proposed Project that is subject to design review under this Section 55-36 for consistency with the following design guidelines.

(a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.

(b) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.

(c) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.

(d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. The removal or alteration of any historic architectural feature is discouraged.

(e) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically distinctive commercial buildings in the surrounding area.

(f) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.

(g) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.

(h) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.

(i) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setbacks from streets, spacing among buildings, and orientation of facades to the street and neighboring structures. A facade facing a Street should not consist of blank walls without windows. In addition, the location of buildings should respect significant landscape features on the site.

(j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.

(k) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in building design.

Consistency with the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.

(l) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.

(m) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.

(n) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.

(o) A zone for signs on the building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the building facade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each

section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.

(p) Landscaping and screening should be used to make the business and industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.

(q) In addition to the foregoing, the design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

SECTION 55-37. **Specific Design Requirements**. Except as otherwise expressly provided in this Article or Code, the provisions of this Section 55-37 shall apply to Proposed Projects within those subdistricts specified in this Section 55-37, except to the extent that provisions for Street Walls and display windows have been addressed through Article 31 development review, pursuant to Section 55-35.1 or by

election, or through design review, pursuant to Section 55-36. The provisions of Article 6A shall be applicable to the provisions of this Section 55-37.

1. Street Wall Continuity in Neighborhood Business Subdistricts. This Section 55-37.1 shall apply within the Neighborhood Business Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall.

In any Proposed Project that is subject to this Section 55-37.1, each newly constructed or relocated Street Wall shall be built to be coextensive with the Building Line of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line closest to the Street Line of the two blocks adjacent to said Block, facing the same Street.

If there is no determinable Building Line of either of said adjacent blocks, then, notwithstanding any contrary provision of Section 55-36, the Proposed Project shall be deemed to be subject to the design review provisions of Section 55-36 for the limited purpose of determining an appropriate Street Wall location.

Except as otherwise provided in this Section 55-37.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses not exceeding fifteen

(15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Bay Windows may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane.

For Proposed Projects that are subject to or elect to comply with the development review requirements of Article 31 or the design review requirements of Section 55-36, recesses and bays shall be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the facade remains compatible with its historical and architectural surroundings and visual continuity in the Block front is preserved, as certified by the Boston Redevelopment Authority in accordance with the urban design provisions of Article 31 or the design review provisions of Section 55-36.

2. Display Window Area Regulations in Neighborhood Business Subdistricts. This Section 55-37.2 shall apply in the Neighborhood Business Subdistricts to any Proposed Project for the uses specified in this Section 55-37.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any

area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.

(a) Display Window Area Transparency. That portion of the Display Window Area required by this Section 55-37.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.

(i) For Retail Uses, Restaurant Uses, Service Uses, and Trade Uses, at least sixty percent (60%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

(ii) For Office Uses and Entertainment Uses, at least fifty percent (50%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

(iii) For Vehicular Uses involving the servicing or washing of vehicles, and for Industrial Uses, at least fifty percent (50%) of the Display Window Area shall be glazed so as to be

transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

(b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use conducted on the premises.

(c) Display Window Security Grates. That portion of the Display Window Area required by Section 55-37.2(a) to be transparent glazing shall not be covered or obstructed by a security grate.

SECTION 55-38. **Screening and Buffering Requirements.** In order to enhance the appearance of Jamaica Plain's commercial and industrial subdistricts and to ensure that these subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 55-38 shall apply to those

Proposed Projects described in this Section 55-38, except where provisions for adequate screening and buffering have been established for a Proposed Project through Article 31 development review, pursuant to Section 55-35.1 or by election, or through design review, pursuant to Section 55-36. The provisions of Article 6A shall apply to the provisions of this Section 55-38.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts. Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict abuts (a) a public park, or (b) a Residential Subdistrict, and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict or an Industrial Development Area abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, or subdistrict, a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade or board-type wooden fence that is constructed to be at least sixty percent (60%) opaque.

   The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street or public park, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade.

Along a Lot line abutting a Residential Subdistrict or Neighborhood Business Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) in the case of a Lot located in a Local Industrial Subdistrict or Industrial Development Area, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 55-38.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height.

Any material or equipment stored outdoors to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to screen such material or equipment from view from any public street or public open space.

3. Screening of Disposal Areas and Certain Equipment. Disposal areas, dumpsters, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) in the case of a Lot located in a Local Industrial Subdistrict or an Industrial Development Area, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 55-38.3. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.

4. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.

5. Materials for Walls and Fences. Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood. The use of chain link fencing without wooden strips is discouraged except on small areas not facing a public street or public park. The use of plywood sheeting also is discouraged. Two or more materials may be used

in combination with each other, and piers and walls may be used in combination with fences.

6. Specifications for Plantings. Shrubs required by this Section 55-38 may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 55-38 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3)-inch caliper at the time of planting (measured six (6) to twelve (12) inches above Grade) and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs should be retained when possible. The use of bulbs, perennials, and annuals also is encouraged.

7. Maintenance of Landscaped Areas. Landscaping required by this Section 55-38 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside

storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 55-38.

SECTION 55-39. **Sign Regulations**. The provisions of this Section 55-39 shall apply to all Proposed Projects except to the extent that sign requirements have been established through Article 31 development review, pursuant to Section 55-35 or by election, or through design review pursuant to Section 55-36.

1. Sign Regulations Applicable in Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts. In all Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.

2. Sign Regulations Applicable in All Subdistricts Other Than Residential, Open Space, and Conservation Protection Subdistricts. In all subdistricts other than Residential Subdistricts, Open Space Subdistricts, and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 55-39. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:

   (a) Signs Parallel to Building Wall. For Signs parallel to a Building wall, including Signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through

(k) of Section 11-1, the total Sign Area, in square feet, shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet. No such Sign shall measure more than thirty (30) inches from top to bottom. No part of any such Sign shall be located less than two (2) feet from either edge of the Building wall to which such Sign is parallel, provided that, if the Sign Frontage is shorter than the length of such Building wall, no part of any such Sign shall be located less than two (2) feet from either end of that portion of such Building wall that is used to measure the Sign Frontage.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall should be located within such band whenever practicable.

(b) Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign that incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.

(c) Free-standing Signs. Free-standing Signs shall be permitted only for Gasoline Stations and conditional for all other uses. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot. Such free-standing Sign shall not have a Sign Area in excess of: (i) fifteen (15) square feet, if there is one use on the Lot, or (ii) thirty (30) square feet, if there are two or more uses on the Lot. The bottom of such Sign shall not be higher than ten (10) feet above Grade nor lower than eight (8) feet above Grade, and the top of such Sign shall not be higher than eighteen (18) feet above Grade.

(d) Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those legally in existence as of the effective date of this Article, is forbidden in the Jamaica Plain Neighborhood District.

(e) Total Sign Area. The total Sign Area, in square feet, of all permanent Signs, except for signs on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the Sign Frontage multiplied by two (2).

(f) Display of Permit Number and Posting Date. Each permanent Sign, including any Sign painted on or affixed to an awning, canopy, or marquee, shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

SECTION 55-40. **Off-Street Parking and Loading Requirements**. For any Proposed Project that is subject to or has elected to comply with the provisions of Article 31, required off-street parking spaces and off-street loading facilities shall be determined through development review in accordance with the provisions of Article 31. For all other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table J, and the minimum required off-street loading spaces are as set forth in Table K.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute floor area.

2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.

3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.

4. Location.

(a) Off-street parking and loading spaces shall not be located in any part of the Front Yards or landscaped areas required by this Article.

(b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 55-40 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.

(c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.

5. Design. All off-street parking facilities provided to comply with this Article shall meet the following specifications:

(a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic. Such facilities shall be Accessible to physically handicapped persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.

(b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained, and maintained as to prevent water and dust therefrom from going upon any street or another Lot.

(c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.

(d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.

6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

SECTION 55-41. **Application of Dimensional Requirements.**

1. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there

exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.

2. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.

3. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.

4. Special Provisions for Corner Lots. If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 55-41. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.

5. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths (3/4) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line that is also a Street Line, than one-half (1/2) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.

6. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-1/2) inches shall be made from the width otherwise required by this Article for

each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot be less than seven (7) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.

7. Accessory Buildings in Side or Rear Yard. Accessory Buildings may be erected in a Side or Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height, or nearer than four (4) feet to any side or rear Lot line, or closer than sixty-five (65) feet to the front Lot line.

8. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Rear Yard depth so otherwise required, the Rear Yard requirements of this Article shall be deemed to be met.

9. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard

that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.

10. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than fifteen (15) feet deep.

11. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade.

12. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard, and Side Yards

shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from the requirements of this Section 55-41.12 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 55-41.12 were met.

13. Two or More Buildings on One Lot. If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

SECTION 55-42. **Nonconformity as to Dimensional Requirements**. A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

SECTION 55-43. **Regulations**. The Boston Redevelopment Authority may promulgate regulations to administer this Article.

SECTION 55-44. **Severability**. The provisions of this Article are severable, and if any provision of this Article shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.

SECTION 55-45. **Definitions**. Words and phrases in this Article have the meanings set forth in Article 2A.

SECTION 55-46. **Tables**. The following tables are hereby made part of this Article:

Tables A - D Use Regulations

A - Residential Subdistricts
Conservation Protection Subdistricts

B - Neighborhood Business Subdistricts

C - Local Industrial Subdistricts
Industrial Development Areas

D - Institutional Subdistricts

Tables E - I Dimensional Regulations

E - Residential Subdistricts

F - Conservation Protection Subdistricts

G - Neighborhood Business Subdistricts

H - Local Industrial Subdistricts
Industrial Development Areas

I - Institutional Subdistricts

Tables J - K Parking and Loading Regulations

J - Off-Street Parking

K - Off-Street Loading

Jamaica Plain Neighborhood District
Use Regulations
Residential Subdistricts and Conservation Protection Subdistricts

Key: A=Allowed, C=Conditional, F=Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Banking and Postal Uses					
Automatic teller machine	F	F	F	F	F
Bank	F	F	F	F	F
Drive-in bank	F	F	F	F	F
Post office	F	F	F	F	F
Community Uses					
Adult education center	F	F	F	F	C
Community center	C	C	C	C[1]	A[2]
Day care center	C	C	C	C[1]	A[2]
Day care center, elderly	C	C	C	C[1]	A[2]
Library	A	A	A	A	A[2]
Place of worship; monastery; convent; parish house	A	A	A	A	A

TABLE 4 - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Cultural Uses					
Art gallery	F	F	F	F	A[2]
Art use	F	F	F	F	A[2]
Auditorium	F	F	F	F	C
Cinema	F	F	F	F	F
Concert hall	F	F	F	F	C
Museum	F	F	F	F	A[2]
Public art, display space	F	F	F	F	C
Studios, arts	F	F	F	F	C
Studios, production	F	F	F	F	C
Theatre	F	F	F	F	C
Ticket sales	F	F	F	F	F
Dormitory and Fraternity Uses					
Dormitory not accessory to a use	F	F	F	F	F
Fraternity	F	F	F	F	F
Educational Uses					
College or university[3]	F	F	F	F	C
Elementary or secondary school[4]	A	A	A	A	A
Kindergarten	A	A	A	A	C
Professional school	F	F	F	F	C
Trade school	F	F	F	F	C

TABLE [illegible] - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Entertainment and Recreational Uses					
Adult entertainment	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F	F
Bar	F	F	F	F	F
Bar with live entertainment	F	F	F	F	F
Bowling alley	F	F	F	F	F
Billiard parlor	F	F	F	F	F
Dance hall	F	F	F	F	F
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	F
Private club not serving alcohol	F	F	F	F	F
Private club serving alcohol	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F	F
Funerary Uses					
Cemetery	F	F	F	F	A
Columbarium	F	F	F	F	F
Crematory	F	F	F	F	F
Funeral home	A	A	A	A[(1)]	F
Mortuary chapel	C	C	C	C[(1)]	A

TABLE [illegible] Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Health Care Uses					
Clinic	F	F	F	F	F
Clinical laboratory	F	F	F	F	F
Custodial care facility	F	F	F	F	C
Group residence, general	F	F	F	C	F
Hospital[3]	F	F	F	F	F
Nursing or convalescent home[3]	F	F	F	C	C
Hotel and Conference Center Uses					
Bed and breakfast	C	C	C	A	C
Conference center	F	F	F	F	A[2]
Executive suites	F	F	F	F	F
Hotel	F	F	F	F	F
Motel	F	F	F	F	F
Industrial Uses					
Artists' mixed-use	F	F	F	C	F
Cleaning plant	F	F	F	F	F
General manufacturing use	F	F	F	F	F
Light manufacturing use	F	F	F	F	F
Printing plant	F	F	F	F	F
Restricted industrial use	F	F	F	F	F

TABLE [illegible] - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Office Uses					
Agency or professional office	F	F	F	F	F
General office	F	F	F	F	F
Office of wholesale business	F	F	F	F	F
Open Space Uses					
Golf driving range	F	F	F	F	F
Grounds for sports, private	C	C	C	C	C
Open space	A	A	A	A	A
Open space recreational building	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	C
Stadium	F	F	F	F	F
Public Service Uses					
Automatic telephone exchange[4]	C	C	C	C	C
Courthouse[4]	C	C	C	C	F
Fire station[4]	A	A	A	A	C
Penal institution	F	F	F	F	F
Police station[4]	A	A	A	A	A
Pumping station[4]	C	C	C	C	C
Recycling facility (excluding toxic waste)	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F
Sub-station[4]	C	C	C	C	C
Telephone exchange	F	F	F	F	F

TABLE A - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Research and Development Uses[5]					
Research laboratory	F	F	F	F	C
Product development or prototype manufacturing	F	F	F	F	F
Residential Uses[6]					
Congregate living complex	F	F	F	C	C
Elderly housing	F	F	F	A	A
Group residence, limited	A	A	A	A	A
Lodging house	F	F	C	C	C
Mobile home	F	F	F	F	F
Mobile home park	F	F	F	F	F
Multi-family dwelling	F	F	F	A	A[7]
One family detached dwelling	A	A	A	A	C
One family semi-attached dwelling	F	A	A	A	A
Orphanage	C	C	C	C	C
Rowhouse	F	F	A	A	A
Temporary dwelling structure	C	C	C	C	C
Three family detached dwelling	F	F[8]	A	A	A
Townhouse	F	F	A	A	A
Transitional housing or homeless shelter	C	C	C	C	C
Two family detached dwelling	F	A	A	A	A
Two family semi-attached dwelling	F	F	A	A	A

TABLE [illegible] Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Restaurant Uses					
Drive-in restaurant	F	F	F	F	F
Restaurant	F	F	F	F	F
Take-out restaurant					
Small[9]	F	F	F	F	F
Large[9]	F	F	F	F	F
Retail Uses					
Adult bookstore	F	F	F	F	F
Bakery	F	F	F	F	F
General retail business	F	F	F	F	F
Liquor store	F	F	F	F	F
Local retail business	F	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F	F
Service Uses					
Animal hospital	F	F	F	F	F
Barber or beauty shop	F	F	F	F	F
Caterer's establishment	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F
Kennel	F	F	F	F	F
Laundry, retail service	F	F	F	F	F
Laundry, self-service	F	F	F	F	F
Photocopying establishment	F	F	F	F	F
Shoe repair	F	F	F	F	F
Tailor shop	F	F	F	F	F

TABLE 4 - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Storage Uses, Major					
Enclosed storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Storage of flammable liquids and gases					
Small[10]	F	F	F	F	F
Large[10]	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F
Warehousing	F	F	F	F	F
Wrecking yard	F	F	F	F	F
Trade Uses					
Carpenters shop	F	F	F	F	F
Electrician's shop	F	F	F	F	F
Machine shop	F	F	F	F	F
Photographer's studio	F	F	F	F	F
Plumber's shop	F	F	F	F	F
Radio/television repair	F	F	F	F	F
Upholsterer's shop	F	F	F	F	F
Welder's shop	F	F	F	F	F

TABLE [illegible] - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Transportation Uses					
Airport	F	F	F	F	F
Bus terminal	F	F	F	F	F
Garage with dispatch	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	F	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	F	F	F	F
Water terminal	F	F	F	F	F
Vehicular Uses					
Bus servicing or storage	F	F	F	F	F
Carwash	F	F	F	F	F
Gasoline station	F	F	F	F	F
Indoor sale and installation of automotive parts	F	F	F	F	F
Indoor sale of automobiles and trucks	F	F	F	F	F
Outdoor sale of new and used vehicles	F	F	F	F	F
Parking garage	F	F	F	F	F
Parking lot	F	F	F	F	F
Rental agency for cars	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F
Repair garage	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Wholesale Uses					
Wholesale business	F	F	F	F	F
Accessory and Ancillary Uses					

In each subdistrict of the Jamaica Plain Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F	F	F	F
Accessory art use[11]	A	A	A	A	A
Accessory automatic teller machine	F	F	F	F	A
Accessory bus servicing or storage	F	F	F	F	A
Accessory cafeteria	F	F	F	F	A
Accessory cultural uses	F	F	F	F	A
Accessory dormitory	F	F	F	F	A
Accessory drive-through restaurant	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F
Accessory family day care home	C	C	C	C	C
Accessory home occupation	A	A	A	A	A
Accessory industrial use	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Accessory and Ancillary Uses (cont'd)					
Accessory keeping of laboratory animals[5]	F	F	F	F	C
Accessory machine shop	F	F	F	F	A
Accessory manufacture of products	F	F	F	F	F
Accessory offices	F	F	F	F	A
Accessory outdoor cafe	F	F	F	F	C
Accessory parking	A	A	A	A	A
Accessory personnel quarters	F	F	F	C	A
Accessory printing	F	F	F	F	C
Accessory professional office in a dwelling	A	A	A	A[1]	A
Accessory railroad storage yard	F	F	F	F	F
Accessory repair garage	F	F	F	F	C
Accessory retail	F	F	F	F	F
Accessory recycling	F	F	F	F	F
Accessory services for apartment and hotel residents	F	F	F	C	A
Accessory services incidental to educational uses other than a college or university use	F	F	F	F	A
Accessory service uses	F	F	F	F	A
Accessory storage of flammable liquids and gases					
Small[10]	C	C	C	C	C
Large[10]	F	F	F	F	F
Accessory storage or transfer of toxic waste	F	F	F	F	F

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection (CP)
Accessory and Ancillary Uses (cont'd)					
Accessory swimming pool or tennis court[12]	A	A	A	A	A
Accessory trade use	F	F	F	F	C
Accessory truck servicing or storage	F	F	F	F	C
Accessory wholesale business	F	F	F	F	F
Ancillary use[13]	C	C	C	C	C

1. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.

2. Where designated "A," provided that such use does not occupy a total gross floor area exceeding fifty thousand (50,000) square feet; otherwise conditional.

3. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table A. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use.

4. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

5. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

6. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.

7. Where designated "A," provided that such use is located entirely in Buildings or Structures existing as of the effective date of this Article.

8. A three-family detached dwelling may be permitted as a conditional use in a 2F-9000 Residential Subdistrict, provided that the dimensional requirements set forth in Table E of this Article are met.

9. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.

10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

11. Provided that art classes as part of an accessory art use are conditional in a Residential Subdistrict.

12. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.

13. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.

TABLE B

Jamaica Plain Neighborhood District
Use Regulations
Neighborhood Business Subdistricts

Key: A = Allowed, C = Conditional, F = Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Banking and Postal Uses				
Automatic teller machine	C	F	A	F
Bank	C[6]	F	A	C
Drive-in bank	F	F	C	F
Post office	A	F	A	A
Community Uses				
Adult education center	A	A[2,3,4]	C[15]	A
Community center	A	A[2,3,4]	A	A
Day care center	A	A	A	A
Day care center, elderly	A	A	A	A
Library	A	A	A	A
Place of worship; monastery; convent; parish house	A	A	A	A
Cultural Uses				
Art gallery	A	A	A	A
Art use	A	C[6]	A	C[15]
Auditorium	F	F	C	C

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Cultural Uses (cont'd)				
Cinema	F[5,7,8]	C	A	C
Concert hall	F[5,8]	C	C	C
Museum	A	A	A	A
Public art, display space	A	A	A	A
Studios, arts	C	C	C	A
Studios, production	C	C	C	A
Theatre	C	C	C	C
Ticket sales	A	C	A	C
Dormitory/Fraternity Uses				
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F
Educational Uses				
College or university[10]	F	F	F	F
Elementary or secondary school[11]	A[9]	A	A	C
Kindergarten	A[9]	A	A	C
Professional school	A[9]	A	C	A
Trade school	A[9]	A	C	A
Entertainment and Recreational Uses				
Adult entertainment	F	F	F	F
Amusement game machines in commercial establishment	C	F	C	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Entertainment and Recreational Uses (cont'd)				
Amusement game machines in non-commercial establishment	C	F	C	C
Bar[12]	C	F	C	F
Bar with live entertainment[12]	C	F	C	F
Bowling alley	F	F	C	F
Billiard parlor	C	F	A	A
Dance hall	F	F	C	F
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	A	A	A	A
Private club not serving alcohol	C	C	C	A
Private club serving alcohol	C	C	C	C
Restaurant with live entertainment, not operating after 10:30 p.m.[12]	C	C	A	C
Restaurant with live entertainment operating after 10:30 p.m.[12]	C	C	C	C
Funerary Uses				
Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F
Funeral home	A	A	A	A
Mortuary chapel	F	F	F	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Health Care Uses				
Clinic	C	C	A	A
Clinical laboratory	C	C	F[13]	C
Custodial care facility	F	C	F[13]	C
Group care residence, general	F	F	F	F
Hospital[10]	F	F	F	F
Nursing or convalescent home[10]	F	C	C	C
Hotel and Conference Center Uses				
Bed and breakfast	C	C	C	C
Conference center	F	F	F	F
Executive suites	F	F	F	F
Hotel	F	F	F	F
Motel	F	F	F	F
Industrial Uses				
Artists' mixed-use	F	A	F	A
Cleaning plant	F	F	F	F
General manufacturing use	F	F	F	F
Light manufacturing use	F	F	F	F
Printing plant	F	F	F	F
Restricted industrial use	F	F	F	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Office Uses				
Agency or professional office	A	A	A	A
General office	A[17,18]	A	A[17,18]	A
Office of wholesale business	F[2]	A	F[15]	A
Open Space Uses				
Golf driving range	F	F	F	F
Grounds for sports, private	F	F	F	F
Open space	A	A	A	A
Open space recreational building	A	A	A	A
Outdoor place of recreation for profit	F	F	F	F
Stadium	F	F	F	F
Public Service Uses				
Automatic telephone exchange[11]	F	C	F	C
Courthouse[11]	C	C	C	C
Fire station[11]	A	A	A	A
Penal institution	F	F	F	F
Police station[11]	A	A	A	A
Pumping station[11]	F	F	F	F
Recycling facility (excluding toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station[11]	F	F	F	F
Telephone exchange	F	C	F	C

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Research and Development Uses[19]				
Research laboratory	F[3,4]	C	F	C
Product development or prototype manufacturing	F[3,4]	C	F	C
Residential Uses				
Congregate living complex	C	A	F	A
Elderly housing	C	A	F	A
Group residence, limited	C	A	F	A
Lodging house	F	C	F	C
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
Multi-family dwelling	C	A	F	A
One family detached dwelling	F	A	F	C
One family semi-attached dwelling	F	A	F	C
Orphanage	C	C	F	C
Rowhouse	C	A	F	C
Temporary dwelling structure	F	F	F	F
Three family detached dwelling	F	A	F	C
Townhouse	C	A	F	C
Transitional housing or homeless shelter	C	C	C	C
Two family detached dwelling	F	A	F	C
Two family semi-attached dwelling	F	A	F	C

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Restaurant Uses				
Drive-in restaurant	F	F	F	F
Restaurant	A	F	A	A
Take-out restaurant				
Small[20]	F	F	C	F
Large[20]	F	F	C	F
Retail Uses[21]				
Adult bookstore	F	F	F	F
Bakery	A	F	A	C
General retail business	F	F	A	A
Liquor store	C	F	C	F
Local retail business	A	F	A	A
Outdoor sale of garden supplies	A	F	A	F
Service Uses[21]				
Animal hospital	C	F	A[22]	C
Barber or beauty shop	A	F	A	A
Caterer's establishment	A	F	A	A
Dry-cleaning shop	A	F	A	A
Kennel	F	F	F	F
Laundry, retail service	A	F	A	F
Laundry, self-service	A	F	A	F
Photocopying establishment	A	F	A	A
Shoe repair	A	F	A	A
Tailor shop	A	F	A	A

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Storage Uses, Major				
Enclosed storage of solid fuel or minerals	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F
Outdoor storage of new materials	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Storage of flammable liquids and gases				
Small[23]	F	F	F	F
Large[23]	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F
Warehousing	F	F	F	F
Wrecking yard	F	F	F	F
Trade Uses[21]				
Carpenters shop	C	C	C	A
Electrician's shop	C	C	C	A
Machine shop	C	C	C	A
Photographer's studio	A	C	A	A
Plumber's shop	C	C	C	A
Radio/television repair	A	C	A	A
Upholsterer's shop	A	C	A	A
Welder's shop	F	F	F	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Transportation Uses				
Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F
Helicopter landing facility	F	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	F	F	F
Water terminal	F	F	F	F
Vehicular Uses				
Bus servicing or storage	F	F	F	F
Carwash[24]	F	F	C	F
Gasoline station[24]	F	F	C	F
Indoor sale and installation of automotive parts	F	F	C	F
Indoor sale of automobiles and trucks	F	F	C	F
Outdoor sale of new and used vehicles	F	F	C	F
Parking garage	C	C	C	C
Parking lot	C	F	C	F
Rental agency for cars	F	F	C	F
Rental agency for trucks	F	F	C	F
Repair garage	F	F	F	F
Truck servicing or storage	F	F	F	F

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Wholesale Uses				
Wholesale business	F[2]	F	F	F
Accessory and Ancillary Uses				

In each subdistrict of the Jamaica Plain Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such us is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	F	C	F
Accessory art use	A	A	A	A
Accessory automatic teller machine	A	F	A	F
Accessory bus servicing or storage	F[3]	F	F	F
Accessory cafeteria	A	A	A	A
Accessory cultural use	A	A	A	A
Accessory dormitory	F	F	F	F
Accessory drive-through restaurant	F	F	F	F
Accessory drive-through retail	F	F	F	F
Accessory family daycare home	A	A	A	A
Accessory home occupation	A	A	A	A
Accessory industrial use	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	C	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Accessory and Ancillary Uses (cont'd)				
Accessory keeping of laboratory animals[19]	F	F	F	F
Accessory machine shop	A	A	A	A
Accessory manufacture of products	F	F	F	F
Accessory offices	A	A	A	A
Accessory offices for university	F	F	F	F
Accessory outdoor cafe[25]	A	F	A	F
Accessory parking	A	F	A	F
Accessory personnel quarters	F	C	C	C
Accessory printing	A	A	A	A
Accessory professional office in a dwelling	A	A	A	A
Accessory railroad storage yard	F	F	F	F
Accessory recycling	C	C	C	C
Accessory repair garage	F[3]	F	F	F
Accessory retail	A	A	A	A
Accessory service uses	A	A	A	A
Accessory services for apartment and hotel residents	A	A	A	A
Accessory services incidental to educational uses other than college or university use	F	F	F	F
Accessory storage of flammable liquids and gases				
Small[23]	A	F	A	F
Large[23]	C	F	C	F

TABLE B - Continued

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Accessory and Ancillary Uses (cont'd)				
Accessory storage or transfer of toxic waste	F	F	F	F
Accessory swimming pool or tennis court[26]	A	A	A	A
Accessory trade use	A	A	A	A
Accessory truck servicing or storage	F	F	F	F
Accessory wholesale business	C	F	C	F
Ancillary use[27]	C	C	C	C

1. Except A in Egleston Square Neighborhood Shopping Subdistrict.
2. Except C in Green Street Local Convenience Subdistrict.
3. Except C in Hyde Park Avenue Local Convenience Subdistrict.
4. Except C in Morton Street Local Convenience Subdistrict.
5. Except C in Hyde Square Local Convenience Subdistrict.
6. Except A in Hyde Square Local Convenience Subdistrict.

7. Except A in Centre Street Local Convenience Subdistrict.

8. Except C in Centre Street Local Convenience Subdistrict.

9. Except F in Green Street, Hyde Park Avenue, and Morton Street Local Convenience Subdistricts.

10. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table A. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use.

11. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

12. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.

13. Except C in Hyde Square Neighborhood Shopping Subdistrict.

14. Except F in Hyde Square Neighborhood Shopping Subdistrict.

15. Except A in Hyde Square Neighborhood Shopping Subdistrict.

16. Except A in Centre Street Neighborhood Shopping Subdistrict.

17. Except F in Centre Street Local Convenience Subdistrict.

18. Except F in Hyde Square Local Convenience Subdistrict.

19. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

20. Small: total gross floor area not exceeding 2,500 square feet per restaurant; Large: total gross floor area exceeding 2,500 square feet per restaurant.

21. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.

22. Except C in Egleston Square Neighborhood Shopping Subdistrict.

23. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

24. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.

25. Except conditional in Rear Yard abutting a Residential Subdistrict.

26. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.

27. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

TABLE C

Jamaica Plain Neighborhood District
Use Regulations
Local Industrial Subdistricts and Industrial Development Areas

Key: A = Allowed, C = Conditional, F = Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	Local Industrial Subdistrict	Industrial Development Area
Banking and Postal Uses		
Automatic teller machine	A	A
Bank	A[1]	A[1]
Drive-in bank	A[1]	A[1]
Post office	A	A
Community Uses		
Adult education center	A	A
Community center	A	A
Day care center	C	A
Day care center, elderly	C	A
Library	C	A
Place of worship; monastery; convent; parish house	A	A
Cultural Uses		
Art gallery	A	C
Art use	A	C
Auditorium	F	C

TABLE 3 - Continued

	Local Industrial Subdistrict	Industrial Development Area
Cultural Uses (cont'd)		
Cinema	C	C
Concert hall	F	C
Museum	C	C
Public art, display space	A	A
Studios, arts	A	A
Studios, production	A	A
Theatre	A	A
Ticket sales	A	A
Dormitory/Fraternity Uses		
Dormitory not accessory to a use	F	F
Fraternity	F	F
Educational Uses		
College or university[2]	F	F
Elementary or secondary school[3]	F	F
Kindergarten	F	F
Professional school	A	F
Trade school	A	F
Entertainment and Recreational Uses		
Adult entertainment	F	F
Amusement game machines in commercial establishment	C	F

TABLE 1 - Continued

	Local Industrial Subdistrict	Industrial Development Area
Entertainment and Recreational Uses (cont'd)		
Amusement game machines in non-commercial establishment	C	F
Bar[4]	A	F
Bar with live entertainment[4]	C	F
Bowling alley	A	F
Billiard parlor	A	F
Dance hall	C	F
Drive-in theatre	F	F
Fitness center or gymnasium	C	F[5]
Private club not serving alcohol	F	C
Private club serving alcohol	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.[4]	A	F
Restaurant with live entertainment operating after 10:30 p.m.[4]	C	F
Funerary Uses		
Cemetery	F	F
Columbarium	F	F
Crematory	F	F
Funeral home	F	F
Mortuary chapel	F	F
Health Care Uses		
Clinic	A	C
Clinical laboratory	C	A

TABLE Continued

	Local Industrial Subdistrict	Industrial Development Area
Health Care Uses (cont'd)		
Custodial care facility	C	F
Group care residence, general	F	F
Hospital[2]	F	F
Nursing or convalescent home[2]	F	F
Hotel and Conference Center Uses		
Bed and breakfast	F	F
Conference center	F	F[5]
Executive suites	F	C[6]
Hotel	F	C
Motel	F	C
Industrial Uses		
Artists' mixed-use	A	A
Cleaning plant	A	A
General manufacturing use	A	A
Light manufacturing use	A	A
Printing plant	A	A
Restricted industrial use	F	F
Office Uses		
Agency or professional office	A[7]	A
General office	A[7]	A
Office of wholesale business	A[7]	A

TABLE 1 Continued

	Local Industrial Subdistrict	Industrial Development Area
Open Space Uses		
Golf driving range	F	F
Grounds for sports, private	C	C
Open space	A	A
Open space recreational building	A	A
Outdoor place of recreation for profit	C	C
Stadium	F	F
Public Service Uses		
Automatic telephone exchange[3]	A	A
Courthouse[3]	A	A
Fire station[3]	A	A
Penal institution	F	F
Police station[3]	A	A
Pumping station[3]	A	A
Recycling facility (excluding toxic waste)	A	C
Solid waste transfer station	F	F
Sub-station[3]	A	A
Telephone exchange	A	A
Research and Development Uses[8]		
Research laboratory	A	A
Product development or prototype manufacturing	A	A

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Residential Uses		
Congregate living complex	F	F
Elderly housing	F	F
Group residence, limited	F	F
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	F	F
One family detached dwelling	F	F
One family semi-attached dwelling	F	F
Orphanage	F	F
Rowhouse	F	F
Temporary dwelling structure	F	F
Three family detached dwelling	F	F
Townhouse	F	F
Transitional housing or homeless shelter	F	F
Two family detached dwelling	F	F
Two family semi-attached dwelling	F	F
Restaurant Uses		
Drive-in restaurant	F	F
Restaurant	A	A
Take-out restaurant		
Small[9]	C	C
Large[9]	C	C

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Retail Uses[10]		
Adult bookstore	F	F
Bakery	A	A
General retail business	C	C
Liquor store	C	F
Local retail business	A	A
Outdoor sale of garden supplies	A	A
Service Uses[10]		
Animal hospital	F	A
Barber or beauty shop	A[1]	A
Caterer's establishment	A	A
Dry-cleaning shop	A[1]	A
Kennel	A	A
Laundry, retail service	A[1]	A
Laundry, self-service	A	A
Photocopying establishment	A	A
Shoe repair	A[1]	A
Tailor shop	A[1]	A
Storage Uses, Major		
Enclosed storage of solid fuel or minerals	F	C[12]
Outdoor storage of solid fuel or minerals	F	C[12]
Outdoor storage of new materials	F[11]	C[12]
Outdoor storage of damaged or disabled vehicles	C	C[12]
Outdoor storage of junk and scrap	F[11]	C[12]

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Storage Uses, Major (cont'd)		
Storage of flammable liquids and gases		
Small[13]	A	A
Large[13]	C	A
Storage or transfer of toxic waste	F	F
Warehousing	A	A[5]
Wrecking yard	F	F
Trade Uses[10]		
Carpenters shop	A	A
Electrician's shop	A	A
Machine shop	A	A
Photographer's studio	A	A
Plumber's shop	A	A
Radio/television repair	A	A
Upholsterer's shop	A	A
Welder's shop	A	A
Transportation Uses		
Airport	F	F
Bus terminal	C	A
Garage with dispatch	A	A[12]
Helicopter landing facility	F	F
Motor freight terminal	C	C
Rail freight terminal	F	C

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Transportation Uses (cont'd)		
Railroad passenger station	C	C
Water terminal	F	F
Vehicular Uses		
Bus servicing or storage	C	A
Carwash[14]	A[15]	A[15]
Gasoline station[14]	A[15]	A[15]
Indoor sale and installation of automotive parts	A	A
Indoor sale of automobiles and trucks	A	C
Outdoor sale of new and used vehicles	A	A
Parking garage	A	A[5]
Parking lot	A	C
Rental agency for cars	C	A[5]
Rental agency for trucks	C	A[5]
Repair garage	A[15]	A[5]
Truck servicing or storage	C	A[5]
Wholesale Uses		
Wholesale business	A	A

	Local Industrial Subdistrict	Industrial Development Area
Accessory and Ancillary Uses		
In each subdistrict of the Jamaica Plain Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such us is (i) specifically forbidden as a main use for such subdistrict in this Table C and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.		
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	A	A
Accessory art use	A	A
Accessory automatic teller machine	A	A
Accessory bus servicing or storage	C	A
Accessory cafeteria	A	A
Accessory cultural use	A	A
Accessory dormitory	F	F
Accessory drive-through restaurant	C	F
Accessory drive-through retail	C	F
Accessory family daycare home	F	F
Accessory home occupation	F	F
Accessory industrial use	A	A
Accessory keeping of animals other than laboratory animals	C	C
Accessory keeping of laboratory animals[8]	A	F
Accessory machine shop	A	A
Accessory manufacture of products	A	A
Accessory offices	A	A
Accessory offices for university	C	F
Accessory outdoor cafe[16]	A	A

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Accessory and Ancillary Uses (cont'd)		
Accessory parking	A	A
Accessory personnel quarters	F	C
Accessory printing	A	A
Accessory professional office in a dwelling	F	F
Accessory railroad storage yard	F	C
Accessory recycling	A	A
Accessory repair garage	C	A
Accessory retail	A	A
Accessory service uses	A	A
Accessory services for apartment and hotel residents	A	A
Accessory services incidental to educational uses other than college or university use	C	C
Accessory storage of flammable liquids and gases		
Small[13]	A	A
Large[13]	C	A
Accessory storage or transfer of toxic waste	F	F
Accessory swimming pool or tennis court[17]	A	A
Accessory trade use	A	A
Accessory truck servicing or storage	C	A

TABLE C - Continued

	Local Industrial Subdistrict	Industrial Development Area
Accessory and Ancillary Uses (cont'd)		
Accessory wholesale business	A	A
Ancillary use[18]	C	C

1. Where designated "A," provided that the total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise conditional.

2. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table C. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use.

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

4. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.

5. Except C in the Arborway IDA.

6. Except A in the Arborway IDA.

7. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.

8. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

9. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.

10. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors, or if such establishment is open to the public after midnight or before 6:00 a.m.

11. Except C in the Amory Street Local Industrial Subdistrict.

12. Except F in the Arborway IDA.

13. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

14. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.

15. Except conditional if within one hundred (100) feet of a Residential Subdistrict.

16. Except conditional in Rear Yard abutting a Residential Subdistrict.

17. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.

18. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

TABLE D

Jamaica Plain Neighborhood District
Use Regulations
Institutional Subdistricts

Key: A=Allowed, C=Conditional, F=Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	Institutional Subdistricts
Banking and Postal Uses	
Automatic teller machine	A
Bank	F
Drive-in bank	F
Post office	A
Community Uses	
Adult education center	A
Community center	A
Day care center	A
Day care center, elderly	A
Library	A
Place of worship; monastery; convent; parish house	A

TABLE D - Continued

	Institutional Subdistricts
Cultural Uses	
Art gallery	A
Art use	C
Auditorium	C
Cinema	F
Concert hall	F
Museum	A
Public art, display space	A
Studios, arts	C
Studios, production	C
Theatre	C
Ticket sales	C
Dormitory and Fraternity Uses	
Dormitory not accessory to a use	F
Fraternity	F
Educational Uses	
College or university[1,2]	C
Elementary or secondary school[3]	A
Kindergarten	A
Professional school	C
Trade school	C

	Institutional Subdistricts
Entertainment and Recreational Uses	
Adult entertainment	F
Amusement game machines in commercial establishment	F
Amusement game machines in non-commercial establishment	F
Bar	F
Bar with live entertainment	F
Bowling alley	F
Billiard parlor	F
Dance hall	F
Drive-in theatre	F
Fitness center or gymnasium	A
Private club not serving alcohol	F
Private club serving alcohol	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F
Restaurant with live entertainment, operating after 10:30 p.m.	F
Funerary Uses	
Cemetery	F
Columbarium	F
Crematory	F
Funeral home	A
Mortuary chapel	C

TABLE D - Continued

	Institutional Subdistricts
Health Care Uses	
Clinic	A
Clinical laboratory	A
Custodial care facility	C
Group residence, general	C
Hospital[1,2]	A
Nursing or convalescent home[1,2]	A
Hotel and Conference Center Uses	
Bed and breakfast	A
Conference center	F
Executive suites	F
Hotel	F
Motel	F
Industrial Uses	
Artists' mixed-use	F
Cleaning plant	F
General manufacturing use	F
Light manufacturing use	F
Printing plant	F
Restricted industrial use	F

TABLE D - Continued

	Institutional Subdistricts
Office Uses	
Agency or professional office	F
General office	F
Office of wholesale business	F
Open Space Uses	
Golf driving range	F
Grounds for sports, private	C
Open space	A
Open space recreational building	C
Outdoor place of recreation for profit	F
Stadium	F
Public Service Uses	
Automatic telephone exchange[3]	C
Courthouse[3]	C
Fire station[3]	A
Penal institution	F
Police station[3]	A
Pumping station[3]	C
Recycling facility (excluding toxic waste)	F
Solid waste transfer station	F
Sub-station[3]	C
Telephone exchange	F

	Institutional Subdistricts
Research and Development Uses[4]	
Research laboratory	A
Product development or prototype manufacturing	F
Residential Uses[5]	
Congregate living complex	C
Elderly housing	A
Group Residence, Limited	A
Lodging house	C
Mobile home	F
Mobile home park	F
Multi-family dwelling	A
One family detached dwelling	A
One family semi-attached dwelling	A
Orphanage	A
Rowhouse	A
Temporary dwelling structure	C
Three family detached dwelling	A
Townhouse	A
Transitional housing or homeless shelter	C
Two family detached dwelling	A
Two family semi-attached dwelling	A

TABLE 10 - Continued

	Institutional Subdistricts
Restaurant Uses	
Drive-in restaurant	F
Restaurant	F
Take-out restaurant	
Small[6]	F
Large[6]	F
Retail Uses	
Adult bookstore	F
Bakery	F
General retail business	F
Liquor store	F
Local retail business	F
Outdoor sale of garden supplies	F
Service Uses	
Animal hospital	A[2]
Barber or beauty shop	F
Caterer's establishment	F
Dry-cleaning shop	F
Kennel	F
Laundry, retail service	F
Laundry, self-service	F
Photocopying establishment	F
Shoe repair	F
Tailor shop	F

	Institutional Subdistricts
Storage Uses, Major	
Enclosed storage of solid fuel or minerals	F
Outdoor storage of solid fuel or minerals	F
Outdoor storage of new materials	F
Outdoor storage of damaged or disabled vehicles	F
Outdoor storage of junk and scrap	F
Storage of flammable liquids and gases	
Small[7]	F
Large[7]	F
Warehousing	F
Wrecking yard	F
Trade Uses	
Carpenters shop	F
Electrician's shop	F
Machine shop	F
Photographer's studio	F
Plumber's shop	F
Radio/television repair	F
Upholsterer's shop	F
Welder's shop	F
Transportation Uses	
Airport	F
Bus terminal	F
Garage with dispatch	F
Helicopter landing facility	F

TABLE D - Continued

	Institutional Subdistricts
Transportation Uses (con'd)	
Motor freight terminal	F
Rail freight terminal	F
Railroad passenger station	F
Water terminal	F
Vehicular Uses	
Bus servicing or storage	F
Carwash	F
Gasoline station	F
Indoor sale and installation of automotive parts	F
Indoor sale of automobiles and trucks	F
Outdoor sale of new and used vehicles	F
Parking garage	F
Parking lot	F
Rental agency for cars	F
Rental agency for trucks	F
Repair garage	F
Truck servicing or storage	F
Wholesale Uses	
Wholesale business	F

Accessory and Ancillary Uses	Institutional Subdistricts

In each subdistrict of the Jamaica Plain Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table D and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F
Accessory art use	A
Accessory automatic teller machine	A
Accessory bus servicing or storage	C
Accessory cafeteria	A
Accessory cultural uses	A
Accessory dormitory	C
Accessory drive-through restaurant	F
Accessory drive-through retail	F
Accessory family day care home	A
Accessory home occupation	A
Accessory industrial use	F
Accessory keeping of animals other than laboratory animals	F
Accessory keeping of laboratory animals[4]	A
Accessory machine shop	F
Accessory manufacture of products	F
Accessory offices	A
Accessory outdoor cafe	A
Accessory parking	A

	Institutional Subdistricts
Accessory and Ancillary Uses (cont'd)	
Accessory personnel quarters	A
Accessory printing	A
Accessory professional office in a dwelling	A
Accessory railroad storage yard	F
Accessory repair garage	F
Accessory retail	F
Accessory recycling	F
Accessory services for apartment and hotel residents	C
Accessory services incidental to educational uses other than a college or university use	A
Accessory service uses	F
Accessory storage of flammable liquids and gases	
Small[7]	A
Large[7]	C
Accessory storage or transfer of toxic waste	A
Accessory swimming pool or tennis court[8]	A
Accessory trade use	F
Accessory truck servicing or storage	C
Accessory wholesale business	F
Ancillary use[9]	C

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1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table D. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use.

2. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is allowed, provided that the total gross floor area of such project does not exceed fifty thousand (50,000) square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise conditional.

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

4. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.

6. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.

7. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

8. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.

9. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.

TABLE E

Jamaica Plain Neighborhood District
Residential Subdistricts Dimensional Regulations

One-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
1F-3,000[1]												
1 Family Detached	3,000	N/A	40	40	0.6	2-1/2	35	750	15	[6]	20	25
Other Use	3,000	N/A	40	40	0.6	2-1/2	35	750	15	10	20	25
1F-4,000[1]												
1 Family Detached	4,000	N/A	45	45	0.6	2-1/2	35	1,000	20	10	20	25
Other Use	4,000	N/A	45	45	0.6	2-1/2	35	1,000	20	10	20	25
1F-5,000[1]												
1 Family Detached	5,000	N/A	50	50	0.5	2-1/2	35	1,250	20	10	20	25
Other Use	5,000	N/A	50	50	0.5	2-1/2	35	1,250	20	10	20	25

TABLE E - Continued

One-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
1F-6,000[1]												
1 Family Detached	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	10	20	25
Other Use	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	10	20	25
1F-9,000[1]												
1 Family Detached	9,000	N/A	70	70	0.3	2-1/2	35	2,000	25	12	20	25
Other Use	9,000	N/A	70	70	0.3	2-1/2	35	2,000	25	12	20	25

TABLE E - Continued

Two-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
2F-4,000[1]												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	1,000[1]	40	40	0.6	2-1/2	35	600 for 1 unit plus 200 for each addit'l unit	15	10	20	25
Other Use	4,000	N/A	50	50	0.6	2-1/2	35	800 per lot	15	10	20	20
2F-5,000[1]												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	2,000	45	45	0.6	2-1/2	35	750 for 1 unit plus 500 for each addit'l unit	15	10	20	25
Other Use	5,000	N/A	45	45	0.6	2-1/2	35	1,250 per lot	15	10	20	25

Two-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
2F-7,000[1]												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	2,000	50	50	0.5	2-1/2	35	1,250 for 1 unit plus 500 for each addit'l unit	20	10	20	25
Other Use	7,000	N/A	50	50	0.5	2-1/2	35	1,750 per lot	20	10	20	25
2F-9,000[1]												
1 Family Detached or Semi-Attached or 2 Family Detached	6,000 for 1 unit	3,000[1]	50	50	0.5	2-1/2	35	1,500 for 1 unit plus 750 for each addit'l unit	20	10	20	25
Other Use	9,000	N/A	50	50	0.5	2-1/2	35	2,250 per lot	20	10	20	25

- Continued

Three-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
3F-4,000[1]												
Row House Building or Town House Building	3,000 for 1 unit	1,000	25	25	0.8	3	35	600 for 1 unit plus 200 for each addit'l unit	15	[6]	20	25
Semi-Attached or Detached Dwelling	3,000 for 1 unit	1,000	40	40	0.7	3	35	600 for 1 unit plus 200 for each addit'l unit	15	[6]	20	25
Any Other Use	4,000	N/A	45	45	0.7	3	35	800 per lot	15	[6]	20	25

- Continued

Three-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
3F-5,000[1]												
Row House Building or Town House Building	3,000 for 1 unit	2,000	25	25	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	[6]	20	25
Semi-Attached or Detached Dwelling	3,000 for 1 unit	2,000	40	40	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	[6]	20	25
Any Other Use	5,000	N/A	45	45	0.6	3	35	1,250 per lot	15	[6]	20	25

Multifamily Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height[2] Maximum Stories	Building Height[2] Maximum Feet	Usable Open Space[3] Minimum Sq. Ft. Per Dwelling Unit	Front Yard[4] Minimum Depth (Feet)	Side Yard[5] Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
MFR[1]												
1 or 2 Family Detached Dwelling or Semi-Attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	1.0	3	35	600 for 1 unit plus 200 for each addit'l unit	20	10	20	25
Row House Building or Town House Building	3,000 for up to 4 units per bldg.	3,000 for up to 4 units per bldg.	30 for each bldg.	30 for each bldg.	1.0	3	35	200	15	10	20	25
Any other Dwelling or Use	4,000 for first 3 units	1,000	40	40	1.0	3	35	150	15	10	20	25

Footnotes

1. See Map __, Map __, Map __ and Map __, and Section 55-7. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2), provided that: (a) a third dwelling unit may be allowed as a conditional use in the 2F-4,000 and 2F-9,000 subdistricts, and (b) the maximum number of dwelling units allowed in a semi-attached dwelling shall be one (1). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached or attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).

2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.

3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

   For any lot that exceeds the minimum lot area specified in this Table E, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table E, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table E for the lot.

   All ground level open space used to satisfy the minimum usable open space requirements specified in this Table E must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table E, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 55-41 (Application of Dimensional Requirements).

   In the 3F Subdistricts and the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

4. See Section 55-41.2, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.

5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.

6. Seven (7) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, provided that: (a) the aggregate width of two side yards shall be not less than seventeen (17) feet, and (b) the width of any side yard in which there is a driveway providing access to off-street parking spaces or off-street loading facilities required by this Article shall be not less than ten (10) feet.

TABLE F

Jamaica Plain Neighborhood District

Conservation Protection Subdistricts
Dimensional Regulations(1)

	Conservation Protection Subdistrict
Maximum Floor Area Ratio(2)	0.3
Maximum Building Height(2)	35
Residential Use	(3)
Other Use	
Minimum Lot Size	none
Minimum Lot Width	none
Minimum Lot Frontage	none
Minimum Front Yard	20
Minimum Side Yard	none
Minimum Rear Yard	none

1. A Proposed Project in a Conservation Protection Subdistrict may be subject to the site plan review and approval regulations set forth in Section 55-10.

2. For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see Section 55-30.

3. For any Residential Use, as defined in Article 2A, there shall be a minimum lot size of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.

TABLE G

Jamaica Plain Neighborhood District

Neighborhood Business Subdistricts
Dimensional Regulations

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts
Maximum Floor Area Ratio	1.0	2.0
Maximum Building Height	35	45
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	none	none
Minimum Usable Open Space (1) per Dwelling Unit	50	50
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard (2)	none (3)	none (3)
Minimum Side Yard (4)	none	none
Minimum Rear Yard (5)	20	20

Footnotes:

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.

2. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.

   In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.

3. See Section 55-37.1, Street Wall Continuity.

4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

Jamaica Plain Neighborhood District

Local Industrial Subdistricts and Industrial Development Areas Dimensional Regulations

	Local Industrial Subdistricts	Industrial Development Areas
Maximum Floor Area Ratio	1.0	1.0(1)
Maximum Building Height	35	35(1)
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	none	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	50	50
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard	none(2)	none(2)
Minimum Side Yard	none	none
Minimum Rear Yard	20	20

1. For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see Section 55-30.

2. See Section 55-37.1, Street Wall Continuity.

TABLE 1

Jamaica Plain Neighborhood District

Institutional Subdistricts
Dimensional Regulations

	Veterans Administration	Angell Memorial Hospital	Faulkner Hospital
Maximum Floor Area Ratio	1.0	0.5	0.6
Maximum Building Height	45	45	45
Residential Use(1)			
Other Use			
Minimum Lot Size	none	none	none
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	20	20	20
Minimum Side Yard	10	10	10
Minimum Rear Yard	20	20	20

1. For any Residential Use, as defined in Article 2A, there shall be a minimum lot size of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.

TABLE J

Jamaica Plain Neighborhood District
Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet of Gross Floor Area (1), (2)

	Space(s) Per 1,000 Square Feet of Gross Floor Area
Banking and Postal Uses	1.0
Community Uses	1.0
Educational Uses	
Day Care Center	0.7
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0
Health Care Uses	1.0
Industrial Uses	0.5
Office Uses	2.0
Public Service Uses	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
Research and Development Uses	0.5
Retail Uses	2.0
Service and Trade Uses	2.0

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TABLE J - Continued

Jamaica Plain Neighborhood District
Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet of Gross Floor Area (1), (2)

	Space(s) Per 1,000 Square Feet of Gross Floor Area
Storage Uses, Major	0.5
Transportation Uses	0.25
Vehicular Uses	0.5
Wholesale Uses	0.25

1. For Proposed Projects of 50,000 or more square feet, see Section 55-35.

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

TABLE J - Continued

Jamaica Plain Neighborhood District
Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet of Gross Floor Area (1),(2)

	If there are seats: (spaces per seat) (3)	If there are no seats (spaces per 1,000 square feet of public floor area in structures)
Cultural Uses	0.2	2.0
Entertainment Uses	0.3	4.0
Funerary Uses		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
Places of Worship	0.1	3.0
Restaurant Uses		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
Open Space Uses		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

1. For Proposed Projects of 50,000 or more square feet, see Section 55-35.

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

3. Where benches are used, each two (2) lineal feet of bench shall constitute one (1) seat.

TABLE J - Continued

Jamaica Plain Neighborhood District
Off-Street Parking Requirements

Residential and Related Uses
Proposed Projects Under 50,000 Square Feet of Gross Floor Area (1),(2)

	Spaces per Dwelling Unit(3)
Dormitory/Fraternity Uses	0.5
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	0.2
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses (4)	
1-3 units	1.0
4-9 units	1.25
10+ units	1.5

1. For Proposed Projects of 50,000 or more square feet, see Section 55-35.

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

3. Where a use is not divided into Dwelling Units:

   (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;

   (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.

4. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit.

TABLE K

Jamaica Plain Neighborhood District
Off Street Loading Requirements

Proposed Projects Under 50,000 Square Feet of Gross Floor Area (1)

Gross Floor Area	Required Off-Street Loading Bays
0-15,000 square feet	0
15,001-49,999 square feet	1.0

1. For Proposed Projects of 50,000 or more square feet, see Section 55-35.

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